



## ***SALISBURY PLANNING BOARD***

### **Planning Board – Public Meeting Academy Hall March 5, 2018 Meeting Minutes**

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Doug Greiner, Chairman	- Present	Ole Odegaard – Alternate	- Present
Ray Deary – Vice Chairman/Secretary	- Present	Vacant – Alternate	- N/A
Anne Ross-Raymond - Member	- Present	Vacant – Alternate	- N/A
Stacia Eastman – Member	- Absent	Vacant – Alternate	- N/A
Joe Schmidl – Selectman Ex-Officio	- Present	April Rollins, Assistant/Alt.	- Present

**Visitors:** Peg Boyles, David Kelley, Selectman Ken Ross-Raymond, Gayle Landry and Bill MacDuffie Jr.

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Chair Greiner opened the meeting at 7:00 p.m.

**Review & Approve the draft meeting minutes of February 5th** – The Board reviewed the February 5, 2018 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from February 5, 2017 without changes. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

**Joint Meeting with the Conservation Commission Re: Agricultural Zone** - Chair Greiner stated he has been in contact with Mike Tardiff of the Central NH regional Planning Commission and he has suggested using Allenstown's agricultural zoning as samples. Chair Greiner stated currently the Town has a 300 foot buffer/set aside on the Town's roads for a Residential zone and the rest is the Agricultural zone, the Planning Board would like to start a dialogue to designate a new Agricultural zone. Anne Ross-Raymond stated the Agricultural zone is a blanket zone by default and we need some ways to protect some of those areas and this is a preliminary discussion because we wanted the Conservation Commission's thoughts on the preservation of the Town's open space. Peg Boyles stated this would be creating new restrictions, can we? Chair Greiner replied yes by Town vote. Peg Boyles stated the Town doesn't have much prime agricultural land but some of the open space could be designated and would want to think about it before discussing it further. Chair Greiner stated the areas can be derived from the "GRANIT" mapping and we would be tasked with coming up with definitions of the different areas, so there is some logic connecting the areas to the Town's base maps. Anne Ross-Raymond replied the board needs to be careful with the restrictions and development rights while looking at the positive aspects of preserving open space through the Town's Ordinances,

so there are tools to make that balance. Peg Boyles explained that there are a lot of interests that serve the common good i.e. wildlife, habitat, hunting, fishing, recreation, etc. Chair Greiner expressed concern with the development market being more south and hasn't caught on yet in the northern part of the State. Peg Boyles stated the larger the tracts of land are the better it is for wildlife. There was a brief discussion regarding workforce housing and the minimal development costs for that type of housing. Selectman Schmidl stated the Town has an aging population, so they may not want/need a five acre lot and cluster development could be considered for Senior Housing or multi-generational units. Chair Greiner stated the Town already allows for accessory dwelling units and the Planning Board would like for the Conservation Commission to define the different zones from their standpoint. Selectman Schmidl offered to draft a soils map for review. Vice Chair Deary suggested a few of the Town's local farmers to a meeting and the rest of the board agreed. Anne Ross-Raymond stated they could discuss agricultural restrictions that may allow for a reduction in taxes or so that the land would be assessed lower due to the ordinance.

**Voluntary Merger of Lots – Franklin Road, Tax Map 244, Lots 58.1 and 58.2** - The board reviewed both property record cards. PA Rollins stated there is only one residence on either lot. Vice Chair Greiner made a **motion** approve the Voluntary Merger of Lots for Tax Map 244, Lot 58.1 and 58.2, owned by Daniel and Janet St. Cyr. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

**Statement of Qualifications and Correspondence** - PA Rollins provided the Board with the Statement of Qualifications Letter and Fee Schedule request and noted that Chair Greiner made one edit to the document.

### **OTHER Business**

**2017 Master Plan** - PA Rollins explained that the Certificate of Authority page needs to be signed by the board and then she would scan the document to Central NH Regional Planning Commission, so they can produce hard copies before March Town Meeting. The 2017 Master Plan is now on the Town's website.

**School District Meeting & Town Meeting** - The School District Meeting is March 8, 2018 at MVHS from 11:00 a.m. to 7:00 p.m. Town Meeting is March 13, 2018 at the Town Hall from 11:00 a.m. to 7:00 p.m. The business portion of both meeting starts after the voting polls close at 7:00 p.m.

**ADJOURNMENT** –The Planning Board adjourned at 8:25 p.m.

**NEXT MEETING** – The next meeting will be held on **Monday, March 19, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant