



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall November 21, 2016 Meeting Minutes

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

Visitors: Surveyor, Webster Stout, Gracia Snyder and Rouleen Williams.

Vice Chair Deary opened the meeting at 7:00 p.m.

Review & Approve the draft meeting minutes of October 7th – The Board reviewed the November 7, 2016 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from November 7, 2016 with one change. Selectwoman Tucker **seconded** the motion and the **motion passed unanimously**.

Public Hearing for a Boundary Line Adjustment application made by Gracia Snyder 1999 Trust for property located at 146 Bay Road, Tax Map 232, Lots 3 & 9 - Surveyor Stout explained the application is for a lot line adjustment for property owned by Gracia Harris Snyder with 3.12 acres to be annexed off to the 228 acre parcel, to give the large lot legal road frontage. Surveyor Stout stated the smaller lot will be 2.765 acres when this has been completed. Surveyor Stout noted the State of NH is handling this like a subdivision under their regulations and it has been approved. Surveyor Stout provided the State of NH subdivision approval, the septic design and copies of the deeds for review. Surveyor Stout stated Joe Schmidl conducted the wetlands survey and the parcel meets the minimum buildable area with more than enough frontage. Surveyor Stout explained that the larger parcel is being donated to the Society to Protect NH Forests. The board reviewed a waiver request and the Lot Line Adjustment checklist. Gracia Snyder explained that the lot across the street is owned by her as well but is mostly wetlands. The only item deemed to be outstanding was 2(n) Stamp and Signature of all professionals. All of the checklist items were received for lot 3 and the waiver requests only applied to lot 9.

Anne Ross-Raymond made a **motion** to approve the waiver request on lot 9 with the addition of 4(r), 4(i) and 6(e), with all requirements being met or not applicable for lot 3. Waiver items 6(a) and section 7 through 11 are to be removed from the request. PA Rollins noted sections 7 through 11 only apply to the subdivision checklist. Surveyor Stout offered to initial the changes on the waiver request. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Anne Ross-Raymond made a **motion** to accept the Lot Line Adjustment application as complete. Selectwoman Tucker **seconded** the motion and the **motion passed unanimously**.

Chair Greiner opened the Public Hearing at 8:18 p.m. No comments from the public were made and the public comment section was closed. Surveyor Stout offered to supply the board with a gift letter for the property from Tom Rowe. Vice Chair Deary made a **motion** to approve the Lot Line Adjustment for the Gracia Snyder 1999 Trust pending the stamp of the wetland scientist. Selectwoman Tucker **seconded** the motion and the **motion passed unanimously**.

Voluntary Merger of Lots application made by Philip Cade for property located on North Rangeway Road & Bradley Lake Road, Tax Map 216, Lots 6 & 8 - The board reviewed the application for the merger of Mr. Cade's lots and the Town's tax map, both lots are located on a Class VI road without any structures. Anne Ross-Raymond made a **motion** to approve the Voluntary Merger of lot 216 - 8 into lot 216 - 6. Selectwoman Tucker **seconded** the motion and the **motion passed unanimously**.

OTHER Business

Resignation letter from Joseph Schmidl as Alternate Member - Vice Chair Deary made a **motion** to accept Joe Schmidl's resignation. Anne Ross-Raymond regrettably **seconded** the motion and the **motion passed unanimously**.

ADJOURNMENT –The Planning Board adjourned at 8:35 p.m.

NEXT MEETING –The next meeting will be held on **Monday, December 5, 2016 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant