



SALISBURY PLANNING BOARD

Planning Board – Public Meeting April 6, 2015 Meeting Minutes

Doug Greiner, Chairman	- Present	Ken Mailloux – Alternate	- Present
Ray Deary – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Present
Anne Ross-Raymond - Member	- Present	Vacant – Alternate	- Absent
Karen Sheldon – Member	- Present	Vacant – Alternate	- Absent
Joe Schmidl – Selectman Ex-Officio	- Present	April Rollins, Planning Assistant	- Present

Visitors: None

Chair Greiner opened the meeting at 7:03 p.m.

Review & Approve the draft meeting minutes of March 2, 2015 – The Board reviewed the March 2, 2015 draft meeting minutes. Selectman Schmidl made a **motion** to approve the meeting minutes from March 2, 2015 with one corrections. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

Nomination of PB Chair, PB Vice Chair and appointment of Alternate Members - Ray Deary made a **motion** to nominate Doug Greiner as PB Chair. Karen Sheldon **seconded** the motion and the **motion passed unanimously**. Karen Sheldon made a **motion** to nominate Ray Deary as PB Vice Chair/Secretary. Ken Mailloux **seconded** the motion and the **motion passed unanimously**. Selectman Schmidl made a **motion** to appoint Ken Mailloux & Stacia Eastman as Alternates. Ray Deary **seconded** the motion and the **motion passed unanimously**. PA Rollins noted an advertisement for Alternate vacancies has been posted but no responses have been received to date.

Conceptual Discussion with Brian Rhode Re: Subdivision on a Class VI Road (Tax Map 243, Lot 10) – Mr. Rhode explained that he & his business partner (Thomas Ryan) acquired the property in 1988 and each hold ½ of the interest. Mr. Rhode stated his Surveyor will be requesting some waivers from the Town’s subdivision regulations. A brief discussion was held. The PB reviewed the Tax Maps and read the provisions of NH RSA 674:41. PA Rollins provided the PB with an e-mail from Town Counsel regarding the subdivision of land only on a Class VI road. Anne Ross-Raymond replied the e-mail says approval would be a two-step process, so the Selectman will need to give approval as well. PA Rollins stated she feels the Selectman would only be involved if a building permit was applied for in the future but would double check with the Attorney. Mr. Rhode asked if he could have a copy of the e-mail. PA Rollins replied no, it is Attorney / Client privileged but he can have a copy of the Selectmen’s Class VI Road, Standard Operating Procedure (S.O.P.). Chair Greiner explained to Mr. Rhode that tonight’s discussion is considered conceptual (non-binding) and he could come back for a “design review” before submitting a formal application.

Conceptual Discussion with Georgie Shishkov Re: Welding Home Occupation in the Residential/Agricultural Zoning District located at 375 Franklin Road - The PB reviewed the Tax Map, the number of buildings located on the property and the Zoning Districts. Mr. Shishkov explained he would

like to have a welding shop at 375 Franklin Road and has read the Town's Minor & Major Home Occupation regulations in the Zoning Ordinance but has some questions before deciding to purchase the property. Anne Ross-Raymond stated Georgi is not the owner, so he would need to be designated an "agent" by the current owner. There was a brief discussion regarding obtaining a purchase & sales agreement. Mr. Shishkov stated the welding would take place mostly off-site with fabrication on-site and deliveries would be made with a flatbed truck. Mr. Shishkov stated the extra material would be stored outside, so most likely his proposal would be for a Major Home Occupation by Conditional Use Permit. Mr. Shishkov stated items he would weld, would be unique custom made things like spiral stair cases, hand rails, etc. There was a brief discussion regarding the property being in current use and the potential for further subdivision. Chair Greiner suggested that Mr. Shishkov review the Town's Site Plan Review regulations, which are rigorous. PA Rollins provided Mr. Shishkov with hard copies for review.

Master Plan update 2017 – Bid Proposals – PA Rollins provided the PB with a bid proposal from the Central NH Regional Planning Commission. No other bids were received. PB to review for their meeting in May.

Discussion Re: Revocation of PB's 2006 Subdivision & Lot line Adjustment approval for Guiheen/Lovelin - The PB reviewed a letter from Attorney Bracket Scheffy requesting the PB's 2006 decision to approve the Guiheen/Lovelin subdivision/lot-line adjustment be revoked. PA Rollins referred the PB to RSA 676:4-a, for review. Anne Ross-Raymond made a **motion** to move forward with the revocation request. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Other Business – None at this time.

ADJOURNMENT –The Planning Board adjourned at 8:54 p.m.

NEXT MEETING – Academy Hall on Monday, May 4, 2015 at 7:00 p.m.

Minutes prepared by April Rollins, Planning/Zoning Assistant