



SALISBURY PLANNING BOARD

Planning Board – Public Meeting July 6, 2015 Meeting Minutes

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

Visitors: Attorney, Brackett Scheffy, Jason & Karen Currier and Dave MacDuffie.

Review & Approve the draft meeting minutes of June 15, 2015 – The Board reviewed the June 15, 2015 draft meeting minutes. Ray Deary made a **motion** to approve the meeting minutes from June 15, 2015 with minor corrections. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

Public Hearing Re: Request to Revoke (RSA 676:4-a I (a) the PB’s 2006 Subdivision & Lot line Adjustment approval for Jenkins (Guiheen)/Loveliën - Chair Greiner opened the Public Hearing at 7:05 p.m. Attorney Brackett Scheffy was present on behalf of Sally Jenkins (f/k/a Guiheen). PA Rollins stated public hearing notices were mailed to the abutters and Diedre Loveliën’s certified notice was returned as undeliverable. Chair Greiner replied the board really wanted both parties here and represented. Attorney Scheffy stated he was not surprised the Loveliëns were not present. Attorney Scheffy explained Ms. Jenkins has a buyer for the twenty-four acre parcel and she is only concerned with the other land because the tax records were wrong. Attorney Scheffy explained that deeds were never drawn to convey the land, so the current deeds should stand. PA Rollins stated she contacted legal counsel and asked if the deeds would supersede the PB’s (3/1/06) approved plan, in which the answer was “no”. Attorney Scheffy stated he feels the deeds would, in fact, stand as the legal description for the property due to the non-conveyance. Selectman Schmidl stated he disagrees, this is more of a civil matter between the property owners. The PB reviewed a previously recorded subdivision plan (#9615) dated for December 1988, Book 1760, Page 215. Chair Greiner stated the other problem is the board doesn’t have another plan to sign for the registry. PA Rollins explained another plan would not be necessary, the PB would file a “Declaration of Revocation” with the county registry. Anne Ross-Raymond stated the notice is the problem because the decision would be revoking some of Loveliën’s property rights (-2.86 acres) and this is kind of like being “served”. Attorney Scheffy noted he had also made several attempts to reach the Loveliëns but has had no contact either. Selectman Schmidl feels both applicants should be present because authorization for the lot line was signed by both parties. The PB agreed to discuss this issue further with Town Counsel. Vice Chair Deary made a **motion** to continue the Public Hearing on Monday, September 7, 2015 @ 7:00 p.m. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**. Chair Greiner closed the Public Hearing at 7:46 p.m.

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Public Hearing Jason & Karen Currier Re: Construction of a detached accessory dwelling unit (ADU) located at 160 South Road - A site walk was conducted at 6:30 p.m. to review the ADU's proposed location and existing conditions. Chair Greiner, Vice Chair Deary & PA Rollins were present. Items discussed were; the energy code approval, the foundation, the dwellings size, well & septic locations and the driveway grade. Chair Greiner opened the Public Hearing at 7:47 p.m. Selectman Schmidl recused himself as a voting member because he is the septic designer. Vice Chair Deary made a **motion** to accept the Currier's application, plans & drawings for an Accessory Dwelling Unit. *Discussion;* Chair Greiner noted the board is dealing with a new ordinance for something that is under construction and there is no process in place. Vice Chair Deary stated the Building Inspector has been out to the Currier's property and has seen it. Anne Ross-Raymond suggested a letter be requested from the Building Inspector the next time an ADU is being constructed. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

Updated forms

Fee Schedule - PA Rollins explained some of the contact information was changed and ADU's have been added to the schedule. Anne Ross-Raymond made a **motion** to approved the Fee Schedule as amended. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Class VI Road - Building Permit Checklist - PA Rollins provided the PB with a checklist for their use only based on the Selectmen's "ANLMRL". Vice Chair Deary made a **motion** to accept the checklist, with an increased font size. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

Master Plan Update - Amendments to the Community Survey have been provided to the CNHRPC and Director Tradiff will be coming to the PB's 8/3/16 meeting to review the proposed changes.

Pending Items

Brian Rhode Re: Subdivision on a Class VI Road (Tax Map 243, Lot 10) – Tabled until Fall of 2015.

Sheldon Subdivision/Lot Line Adjustment on Franklin & Gerrish Roads - Public Hearing on 8/3/15.

Site Plan Review Regulations - Amendments still need to be considered.

Fire cisterns versus sprinkler systems - Tabled for further consideration.

Other Business

Ballam Subdivision / Hensmith Road - PA Rollins spoke with Mr. Ballam last week and he has indicated he would be coming in with a major subdivision application soon that is being produced by FWS Land Surveying. There was a brief discussion.

ADJOURNMENT –The Planning Board adjourned at 8:26 p.m.

NEXT MEETING – The next regularly scheduled meeting will be held on Monday August 3, 2015 @ 7:00 p.m. at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning/Zoning Assistant

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