



## ***SALISBURY PLANNING BOARD***

---

### **Planning Board – Public Meeting September 21, 2015 Meeting Minutes**

Doug Greiner, Chairman	- Absent	Ken Mailloux – Alternate	- Absent
Ray Deary – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Absent
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/Alt.	- Present

**Visitors:** Attorney Brackett Scheffy, Sally Jenkins (Guiheen), Ken Ross-Raymond and Fire Chief MacDuffie.

\*\*\*\*\*

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

**Review & Approve the draft meeting minutes of August 24, 2015** – The Board reviewed the August 24, 2015 draft meeting minutes. Selectman Schmidl made a **motion** to approve the meeting minutes from August 24, 2015 with minor corrections. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

**Public Hearing continuance for the request of the Revocation of the PB's 2006 Subdivision & Lot Line Adjustment Approval for Jenkins (f/k/a Guiheen)/Loveliens**– Vice Chair Deary opened the Public Hearing at 7:09 p.m. PA Rollins stated she called & spoke with David Lovelien on Thursday last week, to remind them of tonight's meeting and he indicated he would be attending. Attorney Scheffy was asked to give the PB a brief explanation of the past history. Attorney Scheffy explained that Sally Jenkins owns 24 acres located next to the Loveliens and Sally wanted to develop a building lot, in order to sell the primary residence but more frontage was needed, so they exchanged 30 feet of frontage with the Loveliens. Attorney Scheffy stated Sally gave them 2-3 acres. Sally Jenkins replied the Loveliens wanted to be able to put their property in current use, so that was the benefit of the exchange. Anne Ross-Raymond asked what the lots were originally. Attorney Scheffy replied one lot was 9.24 acres and the second lot was 23.83 acres, which is what they will go back to because there was no conveyance completed after the 2006 approval. Attorney Scheffy noted the PB's first concerns were out of fairness and understood completely. Anne Ross-Raymond made a **motion** to revoke the PB's approval of the Jenkins (Guiheen)/Loveliens subdivision/lot-line adjustment made on March 1, 2006. Karen Sheldon **seconded** the motion. Discussion; Selectman Schmidl suggested keeping the public hearing open for another ½ hour, to afford the Loveliens some time to travel. Vice Chair closed the public hearing at 7:54 p.m. and called the question. The vote was **unanimous**.

### **Central NH Regional Planning Commission - Master Plan's Community Survey amendments** –PA

Rollins reported speaking to Director Tardiff on Friday last week about getting an amended survey by today but received another call today that their computer were still down from being hacked and all of the files were being held hostage for ransom. Tabled for the 10/5/15 meeting.

**Capital Improvements Program (CIP) – 2016-2021** – PA Rollins provided the PB with a draft CIP schedule and stated all of the department heads have submitted requests/work sheets for reference. The PB reviewed last year's appropriations for a better idea of what the Capital Reserve Fund (CRF) amounts are currently. Most of the lines have stayed the same as last year. There was a brief discussion regarding the purchase of a new backhoe for the Transfer Station and the need for electricity. PA Rollins noted a line has been added for cistern repair & replacement because the Town has two, one on Center Road and another on North Road. The Michie Corporation was contacted for an estimate on a 30,000 gallon tank (Thibodeau subdivision) which came to a total of \$100K - \$120K (\$70K cistern + \$45K site work). Selectman Schmidl stated the cisterns could be discontinued by a Town vote, just like anything else. Karen Sheldon asked if there were any others? Fire Chief MacDuffie replied no but for Center Road it is the fastest choice and there are also dry hydrants on New Road & Flaghole Road. Fire Chief MacDuffie stated he doesn't like the cisterns and there are other options, like sprinklers from the life safety stand point but it would be foolish to abandon what we have. Karen Sheldon asked how often the ambulance from Penacook is used. Fire Chief MacDuffie replied they are not used anymore because Penacook is part of Mutual Aid. Fire Chief MacDuffie noted the department averages 50-60 calls per year. Selectman Schmidl asked why it needs to be replaced? Fire Chief MacDuffie replied mainly age, they can not have equipment that no longer works. Selectman Ross-Raymond stated the Town needs to be more prudent and really look at our vehicles to be sure because some may be old but have been upgraded, the issue needs more discussion. Fire Chief MacDuffie replied once these programs are set up, it is important to stay with them. Selectman Schmidl made a **motion** to recommend the 2016-2021 CIP to the Board of Selectmen. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

**Discussion Re: Updating the Site Plan Review Regulations** - PA Rollins was asked to gather a list of past applications that may have qualified under Site Plan Review for discussion.

**Other Business** - None at this time.

**ADJOURNMENT** –The Planning Board adjourned at 8:07 p.m.

**NEXT MEETING** – The next regularly scheduled meeting will be held on Monday, October 5, 2015 @ 7:00 p.m. at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning/Zoning Assistant