



SALISBURY PLANNING BOARD

Planning Board – Public Meeting October 5, 2015 Meeting Minutes

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

Visitors: Surveyor - Mark Sargent, Ken Ross-Raymond, CNHRPC Director - Mike Tardiff, Conservation Chair - Kathleen Doyle, Road Agent MacDuffie and Fire Chief MacDuffie.

Chair Greiner opened the meeting at 7:00 p.m. and appointed April Rollins as a voting member.

Review & Approve the draft meeting minutes of September 21, 2015 – The Board reviewed the September 21, 2015 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from September 21, 2015 with minor corrections. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

Design Review for a 12-lot Major Subdivision Application for 240 Locust Limited Partnership, Eugene & Parris Pelletier - Trustees of property located on Oak Hill Road & Raccoon Hill Road - Surveyor Sargent was present to represent 240 Locust Limited Partnership / Pelletiers. Surveyor Sargent stated he had met with the PB a few months ago and appreciates seeing him again before the Public Hearing next month. A revised subdivision plan was made available for the PB to review. Surveyor Sargent explained the property being discussed is Tax Map 236, Lots 6 & 7 with a total of 87.56 acres, which has been divided into 12 lots ranging from 2 acres or more. Surveyor Sargent explained that topography has been mapped for the first 600 feet and there were not a lot of wetlands, areas which were mapped by Stony Ridge Environmental. Surveyor Sargent noted each of the lots exceeds the minimum frontage and contiguous buildable area requirements. Chair Greiner asked if test pits were going to be dug as the next step and Surveyor Sargent replied yes. Surveyor Sargent noted only a few of the lots need State subdivision approval. Chair Greiner asked if the utility easement was included in the larger lot. Surveyor Sargent replied yes, with only some of the easement included in one of the proposed Oak Hill Road lots. Surveyor Sargent noted the Pelletiers' also own 61 acres across the street and have not expressed plans for that property. The PB reviewed the Town's tax maps. Chair Greiner asked if they are just selling the lots or if they would be developing? Surveyor Sargent replied they are just selling the lots; it is part of the Estate. Chair Greiner opened the conversation to those in attendance. Road Agent MacDuffie expressed concern with Oak Hill Road because it is narrow, wet and has an incline, so car's tires spin out when coming out of their driveways. Road Agent MacDuffie stated he has no real

concern for Raccoon Hill Road. Road Agent MacDuffie stated most of the driveways on Oak Hill will need culverts, there is not much of a ditch line and the treeline should be cut back. Surveyor Sargent replied he tried to get them to push the trees back but they did not. Surveyor Sargent asked to meet with Road Agent MacDuffie for further review. Chair Greiner discussed the need to examine the impact of drainage to the area specifically along Oak Hill Road and the impact of the proposed driveways/ditch crossings. Fire Chief MacDuffie stated he would not only be looking at fire protection for the area but there is a need to be able to get the fire trucks by each other on Oak Hill Road as well, right now they do not use Oak Hill Road if they do not have to. Fire Chief MacDuffie explained he would rather see a fire pond versus installing a cistern (30,000 gallons). Surveyor Sargent explained a fire pond may be more costly and it is harder to get the permits versus the cistern, his client is agreeable to the cistern. April Rollins asked if there was an estimated cost for a fire pond? Surveyor Sargent replied no but he could get one and come back with some pros & cons for a decision. The PB reviewed the topography of the proposed lots, which are mostly 15% - 20% grade. Anne Ross-Raymond stated the property slopes pretty steeply but there isn't anything so steep they couldn't build. Chair Greiner asked if there would be an optimal location for a fire pond or cistern. Fire Chief MacDuffie replied Raccoon Hill would be best. Chair Greiner noted the board may want to see driveway locations at some point and referred to the requirements outlined in the subdivision checklist regarding roadway drainage and ditches.

Central NH Regional Planning Commission (CNHRPC) - Master Plan's Community Survey

amendments – Director Tardiff provided the board with an amended community survey and stated after review by his team, they believe questions 15 & 16 can be combined. The PB agreed. Director Tardiff explained they would like to do a test run on survey monkey and a link would be provided for a test group of people, in case any of the questions need to be reworked. Director Tardiff to follow up with PA Rollins.

Signature of Declaration of Revocation for Jenkins (f/k/a Guiheen)/Lovlien - Chair Greiner signed the one page document. PA Rollins to bring to the Merrimack County Registry for recording.

NHMA Webinar Re: Sign Ordinances - Will be held on 11/4/15 from 12 to 1 p.m. April Rollins & Joe Schmidl to participate.

Discussion Re: Updating the Site Plan Review Regulations - Tabled.

Other Business - Chair Greiner stated he would be meeting with the Board of Selectmen regarding the PB's budget on 10/21/15. The PB reviewed last year's budget. Chair Greiner noted additional hours for the Planning Assistant may need to be considered for upcoming projects.

ADJOURNMENT –The Planning Board adjourned at 8:32 p.m.

NEXT MEETING – The next regularly scheduled meeting will be held on Monday, November 2, 2015 @ 7:00 p.m. at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning/Zoning Assistant