



## ***SALISBURY PLANNING BOARD***

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### **Planning Board – Public Meeting November 16, 2015 Meeting Minutes**

Doug Greiner, Chairman	- Present	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	- Absent	Vacant – Alternate	- Absent
Joe Schmidl – Selectman Ex-Officio	- Present	April Rollins, Planning Assistant/Alt.	- Present

**Visitors:** Mark Sargent, Eugene Pelletier, Parris Pelletier, Road Agent MacDuffie, Bob Irving, Gayle Landry, Selectman Ross-Raymond and Fire Chief MacDuffie

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Chair Greiner opened the meeting at 7:00 p.m.

**Public Hearing for a 12-lot Major Subdivision Application for 240 Locust Limited Partnership, Eugene & Parris Pelletier – Trustees of the property located at Oak Hill Road & Raccoon Hill Road** – New subdivision plans and two copies of the proposed driveway profiles were submitted prior at the start of the meeting. A complete copy of the proposed driveway profiles was given to Road Agent MacDuffie for review. Surveyor Sargent introduced himself on behalf of 240 Locust Limited Partnership and Eugene & Parris Pelletier. The proposed 12-lot major subdivision is for property located on Raccoon Hill Road & Oak Hill Road, known as Tax Map 236, Lots 6 & 7 with a combined acreage of 87.56 acres. Surveyor Sargent explained that test pits have been completed and they have submitted the paperwork for State Subdivision approval. Surveyor Sargent informed the PB that he reviewed the road conditions with the Road Agent and the Pelletiers have agreed to remove all of the trees in the right-of-way on Oak Hill Road, to improve sight distance & drainage. Each lot meets the minimum or exceeds the regulation's frontage and contiguous buildable area. The Pelletiers have also agreed to propose a fire pond and grant an easement associated with it. The Fire Pond paper work has been filed with the State for approval. Surveyor Sargent read a waiver request made for the subdivision checklist items 4(j), 4(s) and 6(d). Chair Greiner asked if the contiguous buildable area calculation was based on the 500 feet of area that has been delineated. Surveyor Sargent replied yes, so there is actually more building area. Chair Greiner stated the waivers seem to be reasonable based on prior discussions and the driveways have more detail. The PB reviewed the subdivision plan. Surveyor Sargent noted the contours are at 10 feet or 2 feet. Selectman Schmidl noted his copy of the plan did not have the contours depicted. Surveyor Sargent replied he would make sure all of the plans are corrected. Vice Chair Deary asked if there were a lot of sandy soils. Surveyor Sargent replied there were some and the property didn't have the best soils but they were not the worst either. Surveyor Sargent stated they dug 24" to 30" deep for the percolation test results, which were done through the estimated seasonal water tables. Selectman Schmidl stated most of the test pits just say "perc" and Surveyor Sargent replied all of the test pits percolated

in less than 60 minutes, most average 15-20 minutes. Parris Pelletier explained the old foundation was a barn that burned down in the 60's, which was shortly after the property was purchased. Eugene Pelletier stated the land was clear at one point and there was an orchard way in the back. Vice Chair Deary asked if there was any detail for the proposed fire pond. Surveyor Sargent replied no, its all being processed. Anne Ross-Raymond asked how the fire pond gets completed. Surveyor Sargent replied a wetlands scientist feels it can be done by bisecting the wetlands. Chair Greiner asked if the trees would be cut flush or stumped? Parris Pelletier replied flush because some of the trees are large. Anne Ross-Raymond stated the trees would need to be stumped for better road drainage.

Chair Greiner **opened** the Public Hearing at **7:29 p.m.** Selectman Ross-Raymond stated the Town has concerns with the road's condition and the potential traffic that may be added once the proposed lots are developed because the road could become a large impact for the Town. Chair Greiner replied there has been discussion to make the road wider for safer travel and better drainage on the uphill side but how far the PB take that will be determined through this process. Road Agent MacDuffie stated the driveway for the existing house (rental) will be lost. Parris Pelletier replied there was a driveway next to the house at one point but it is now grass covered and another one could be constructed, as part of the approval. Road Agent MacDuffie explained the road is really wet in the Spring and it needs bigger ditches, so the stumps would need to come out. Bob Irving asked what the road's current width is and Road Agent MacDuffie replied about 18 feet. Road Agent MacDuffie added the roads the Town is reclaiming & repaving are 20 feet. Chair Greiner asked if the road is wet because there is not a continuous ditch line, so the water collects because it has no place to go. Surveyor Sargent replied he noticed that the other side of the street has more hydric soils and our side of Oak Hill doesn't really get wet until it starts coming down Raccoon Hill. Vice Chair Deary asked how many cars use the road and Road Agent MacDuffie replied more than you would think, 200-250 was last count (06'-07') and would get the PB a copy. Chair Greiner asked how many feet the right-of-way is. Surveyor Sargent replied it varies from 35-40 feet and favors the other side of the road. Vice Chair Deary asked if the property would be placed in current use or have any conservation easements. Surveyor Sargent replied there are no plans for either but the majority of the utility easement (power lines) will stay with the large tract of land (proposed lot 6-8). Chair Greiner discussed the hiring of a Civil Engineer to review the road condition on the Board's behalf. Selectman Schmidl stated the board needs to be sure the road will support future development. Chair Greiner noted driveway culverts need 25 feet on each side but the dots need to be connected. Vice Chair Deary suggested the PB, at a minimum, conduct a sitewalk. Surveyor Sargent stated he would like to take the initiative to hire an engineer and provide a report. Chair Greiner **closed** the Public Hearing at **7:55 p.m.**

Selectman Schmidl made a **motion** to accept the waiver request made for the subdivision checklist items 4(j), 4(s) and 6(d). Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

The following items were deemed outstanding for the Subdivision Checklist; The contour labels were deemed missing earlier in the meeting and will be added.

- 2(a) - Abutter, Sasser to be added
- 2(b) - typo in the word map
- 2(n) - Stamp & Signatures of all professionals, wetlands scientist
- 2(o) - Statement if intention of adjoining land owner (rental property)
- 3(d) - Owner's w/ deed references
- 4(d) - Flood elevations, add note
- 4(g) - Ledge, add to legend

4(m) - Percolation test results, add to all subdivision plans  
4(o) - Slopes in excess of 30%, add to legend  
4(p) - Soil details, add percentages  
5(e) - Conservation comments, PA Rollins to contact Con. Comm.  
5(f) - Deeds, supply copies  
5(g) - Driveway permits, need for all proposed driveways  
5(j) - NH DES Subdivision approval, two needed  
5(l) - NH DES Wetlands approval, fire pond paper work  
6(b) - Boundary monumentations, under 500 feet  
6(d) - Existing & proposed contours, add to plans & waiver  
6(e) - Metes & Bounds description, need for all proposed lots  
7(c) - Fire Protection easement  
7(j) - Utility easement, copy for file  
Section 8 - Roadway Plans & Profiles, left open until engineering report received.  
9(b) - Drainage culvert detail  
9(c) - Drainage structures  
9(e) - Erosion & sedimentation control plan  
9(f) - Fire protection systems  
9(n) - Swales detail  
11(e) - CNHRPC or Road Agent

Anne Ross-Raymond made a **motion** to accept subdivision application from 240 Locust Limited Partnership & Eugene and Parris Pelletier as complete. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Anne Ross-Raymond made a **motion** to continue the Public Hearing until 11/21/15 at 9:00 a.m., for a site walk. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

**Other Business** – PA Rollins stated the meeting agendas will be posted on the interior of the Post Office according to the Town's Policy.

**ADJOURNMENT** –The Planning Board adjourned at 9:10 p.m.

**NEXT MEETING** – A site walk will be conducted on **Saturday, November 21<sup>st</sup> @ 9:00 a.m.** on Raccoon Hill Road & Oak Hill Road. The next regularly scheduled meeting will be held on **Monday, December 7, 2015 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning/Zoning Assistant