



## ***SALISBURY PLANNING BOARD***

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### **Planning Board – Public Meeting Academy Hall June 6, 2016 Meeting Minutes**

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|---------------------------------------|-----------|-------------------------------|-----------|
| Doug Greiner, Chairman                | - Present | Joe Schmidl – Alternate       | - Absent  |
| Ray Deary – Vice Chairman/Secretary   | - Present | Vacant – Alternate            | - Absent  |
| Anne Ross-Raymond - Member            | - Absent  | Vacant – Alternate            | - Absent  |
| Karen Sheldon – Member                | - Present | Vacant – Alternate            | - Absent  |
| Samantha Tucker– Selectman Ex-Officio | - Present | April Rollins, Assistant/Alt. | - Present |

**Visitors:** Land Surveyor, Web Stout.

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Chair Greiner opened the meeting at 7:02 p.m.

**Review & Approve the draft meeting minutes of May 16th** – The Board reviewed the May 16, 2016 draft meeting minutes. Selectman Tucker made a **motion** to approve the meeting minutes from May 16, 2016 with changes. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

**Purchasing – Standard Operating Procedure #06-001** – An amended version of the S.O.P. was reviewed.

**Public Hearing for a proposed 2-lot subdivision made by Cynthia Twombly for property on Loverin Hill Road, Tax Map 238 - Lot 26.1** – Land Surveyor, Web Stout of FWS Land Surveying was present on behalf of the applicant Cynthia Twombly. Surveyor Stout explained the current parcel of 19 +/- acres will have a 5.14 acre parcel cut out of it, as agreed upon between the owner and the buyer. Lot 26.1 will be a total of 14.14 acres. Surveyor Stout noted there was a subdivision that took place in 1937 for the James C. Campbell property and he disagrees with the survey lines, so a note has been added to reflect the disagreement. Surveyor Stout added there is nothing in writing and it was never recorded at the registry. Chair Greiner asked if there has ever been any contention between property owners. Surveyor Stout replied no because the lines are over water (“the meadow”). A drawing of the James C. Campbell subdivision was provided for the board’s file. Surveyor Stout stated Joe Schmidl identified the wetlands, the lot doesn’t need State Subdivision approval because it is over five acres, there is one utility easement for the new parcel and one water easement on the parent parcel. Both parcels exceed the requirement for minimum frontage. There is a chicken coop within the 35 foot setback but it is on skids and will be moved. Surveyor Stout noted one new rebar has been set and one was existing, both tie across the brook which is mostly swamp. The PB reviewed a waiver request for the site specific soil mapping, due to the lot sizes and reviewed the subdivision checklist. The following items were deemed to be outstanding;

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- 2(n) - stamp & signature of the wetlands professional
- 4(q) - soil boundaries, were missing on the second sheet
- 6(b) - note to be added for the “tie line” or inaccessible point
- 6(e) - metes & bounds had one transposed number

Vice Chair Deary made a **motion** to accept the waiver request as written. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

Chair Greiner made a **motion** to accept the Twombly’s subdivision application as complete. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Chair Greiner opened the Public Hearing at 8:37 p.m. and immediately closed it, due to no public being present.

Vice Chair Deary made a **motion** to approve the Twombly’s 2-lot subdivision with the exception of the four outstanding items. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

**Reimbursement of Escrow Fees from the Pelletier Subdivision** – Karen Sheldon made a motion to reimburse \$1,800 dollars in escrow fees to Parris & Eugene Pelletier. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

**Planning Board’s Alternate Vacancies** – PA Rollins stated the board’s three (3) alternate vacancies have been advertised in the Salisbury Lifelines and posted at the Post Office, the Academy Hall & the Crossroads Country Store. There was a brief discussion regarding the need for younger volunteers for the Town’s boards/committees.

### **OTHER Business**

**Office of Energy & Planning - 22<sup>nd</sup> Annual Planning & Zoning Conference** – Vice Chair Deary stated he learned a few things while at the conference and feels the Planning Board should be handling the permits for excavation pits which is currently being handled by the Road Agent and Selectmen. The PB will look into this further at their next meeting.

**ADJOURNMENT** –The Planning Board adjourned at 8:51 p.m.

**NEXT MEETING** –The next regularly scheduled meeting will be held on **Monday, July 18, 2016 @ 7:00 p.m.** at the Academy Hall (upstairs). Monday, July 11, 2016 is a tentative meeting date pending a subdivision application.

Minutes prepared by April Rollins, Planning/Zoning Assistant