



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall October 5, 2020 Meeting Minutes

Doug Greiner, Chairman	- Present	Stacia Eastman – Alternate	- Absent
Ray Deary – Vice Chairman/Secretary	- Absent	Vacant – Alternate	- N/A
Vacant - Member	- Absent	Vacant – Alternate	- N/A
Joe Schmidl – Member	- Present	Vacant – Alternate	- N/A
John Herbert – Selectman Ex-Officio	- Present	April Rollins, Assistant	- Present
		Kate Wilson, Secretary	- Absent

Visitors: Loretta Razin and Brambleberry Farm LLC.

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

Review & Approve the draft minutes of August 3, 2020 – The Board reviewed the August 3, 2020 draft meeting minutes. Selectman Herbert made a **motion** to approve the meeting minutes of August 3, 2020 with minor corrections. Joe Schmidl **seconded** the motion and the **motion passed unanimously**.

Public Hearing - Conditional Use Permit for Site Plan Review has been received in order to operate a Retail Sales Establishment for 642 Old Turnpike Road, (Map 238, Lot 52) the parcel is owned by the Birchwood Trust, Susan Bateman as Trustee. Brambleberry Farm LLC is the applicant – Chair Greiner opened the public hearing at 7:04 p.m. Brambleberry Farm explained that the property is the old antique shop and she would like to reopen the space to not only have antiques but also collectibles and other homemade items. Brambleberry Farm stated she is a caterer so she would be making some culinary items i.e. jams, jellies, relishes, etc. Brambleberry Farm noted a small commercial type kitchen will be applied for at some point but a majority of the culinary items would be premade, so there will not be any tables or staff/servers and there is enough parking for customers. Chair Greiner explained that this application requires a site plan review as required for a Conditional Use Permit (CUP), but the dilemma is that there are things raised in the ordinance that will require some more documentation. Joe Schmidl asked why there was a lease agreement included in the application? Brambleberry Farm replied they live at the property but has permission from the owners to utilize the property however she

would like. Chair Greiner noted he would like to see a little more narrative because the use is compatible. Chair Greiner requested a copy of the new septic plan, which can be augmented with the building and well locations. The Planning Board reviewed the Site Plan review checklist for any other items they thought would apply. Joe Schmidl asked if there were proposed hours & days of operation and if there were any employees? Brambleberry Farm replied they were thinking Friday through Sunday and there is one commissary renter. Chair Greiner noted he would also like to see the parking area indicated on the plan and some photos of the site. Brambleberry Farm agreed to come up with a site plan and provide some photos for the board to review. Joe Schmidl made a **motion** to continue the public hearing until the **1st Monday in November (11/2/2020)**. Selectman Herbert **seconded** the motion and the **motion passed unanimously**.

Appointment of Planning Board Members – Candidates are as follows; Jeff Nangle, Loretta Razin and Bill MacDuffie Jr. – Selectman Herbert made a **motion** to recommend to the Selectmen the appointment of Loretta Razin as the new Planning Board member until March of 2021 and Jeff Nangle & Bill MacDuffie Jr. as alternates for 3-year terms. Joe Schmidl seconded the **seconded** the motion and the **motion passed unanimously**.

SPB Budget Recommendation for 2021 and the Capital Improvements Program – The Planning Board agreed to level their 2021 budget per the Selectmen's recommendation. The board reviewed the proposed CIP schedule for 2021 through 2026. Joe Schmidl made a **motion** to recommend the CIP 2021-2026 to the Selectmen. Selectman Herbert **seconded** the motion and the **motion passed unanimously**.

OTHER BUSINESS – None at this time.

ADJOURNMENT – The Planning Board adjourned at 8:12 p.m.

NEXT MEETING – The next regular meeting will be held on Monday, November 2, 2020 at 7 p.m.

Minutes prepared by April Rollins, Planning Assistant