



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall February 9, 2021 @ 3:30 p.m. Meeting Minutes

Doug Greiner, Chairman	- Present	Stacia Eastman–Alternate	- Absent
Ray Deary – Vice Chairman/Secretary	- Present	Jeff Nangle– Alternate	- Absent
Loretta Razin - Member	- Present	William MacDuffie Jr –Alternate	- Absent
Joe Schmidl – Member	- Present	Vacant – Alternate	- N/A
John Herbert – Selectman Ex-Officio	- Present	Recording Sec.	- Vacant
		April Rollins - Assistant	- Present

Visitors: Larry Sparks.

Zoom Attendees: None.

Chair Greiner opened the meeting at 3:35 p.m.

Review & Approve the draft minutes of January 4, 2021 – The Board reviewed the January 4, 2021 draft meeting minutes. Selectman Herbert made a **motion** to approve the meeting minutes of January 4, 2021 without correction. Loretta Razin **seconded** the motion and the **motion passed unanimously**.

Site Walk - 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 d/b/a Bramleberry Farm LLC is the applicant, which is located in the Residential & Agricultural Zoning Districts - Chair Greiner stated that our goal was to examine options for adding parking on the property to support the proposed use and to not allow that to occur on Old Turnpike Road (RT 4) right of way (ROW). NH DOT was contacted to confirm the current ROW width, specifically a dimension from road centerline to property. A site plan of the lot prepared by Granite State Septic Systems LLC for a new septic system was being referenced since it gave us a relatively accurate illustration of the house, barn, Rt 4, existing looped gravel driveway and available space for new parking. Site plan suggested ROW was +/- 10' from front elevation of house. Board members discussed parking options with applicant. Two options were diagrammed by Chair Greiner to guide discussions.

PB - 2/9/2021 Meeting Minutes Approved

Option 1: showed 6 parking spaces of 19' x 9' dimension, (Town has no standards for parking space dimensions) in a rectilinear layout along the east side of the property with a 24' wide aisleway for access and turning movements. Parking lot shown was +/- 5' from east property line. John Herbert asked if there was a setback requirement along this edge. We stated the town had no setback requirement for drives and parking. Screening along that edge might become an issue with the abutter.

Option 2: Illustrated an angled parking arrangement with one way access using a 15' wide aisleway width. This aisleway utilized a large portion of the existing looped gravel driveway. The angled layout of parking spaces allowed for the reduced width aisleway width.

Applicant after reviewing these two options felt she only needed four new parking spaces in the area facing the barn and business. She did say there was room on the west side of the house for a single driveway that could accommodate her car and one for an employee.

Board suggested that the applicant meet with a representative of NH Dot to confirm and field measure the Rt 4 ROW along front of property. And, to review the Option 1 and 2 diagrams to determine what will be acceptable with the state. The state did say a new curb cut application and permit will be required due to the change in use and that storm drainage of any new parking will be a matter to discuss.

NEXT MEETING – March 1, 2021 @ 7:00 p.m.

ADJOURNMENT – Joe Schmidl a **motion** to adjourn at 3:49 p.m. Loretta Razin **seconded** the motion and the **motion passed unanimously**.

Minutes prepared by Chair Greiner