



SALISBURY PLANNING BOARD

**Planning Board – Public Meeting
Academy Hall
May 3, 2021 @ 7 p.m.
Approved Meeting Minutes**

Doug Greiner, Chairman	Present	Loretta Razin, Member	Present
Joe Schmidl, Vice Chair	Present		
John Herbert, Selectman Ex-Officio	Present		
William MacDuffie, Jr., Alternate	Present	Wendy Pavnick, Recording Secretary	Present
Jeff Nangle, Alternate	Present	April Rollins, Admin Assistant	Present

Visitors: Nick Jarvis, Craig Bailey (rep for Jarvis Family)

Zoom Attendees: Attorney Chris Hilsen, Gayle Landry and Neil & Elana Santerre

Chairman Greiner opened meeting at 7pm

Review & Approve the draft minutes of April 19th: Jeff Nagle moved to accept the minutes, Loretta Razin seconds the acceptance of the minutes, all in favor. Motion passed unanimously.

Public Hearing Continuance for a 1-lot minor subdivision at 289 New Road, (Tax Map 254, Lot 1.1) the parcel is owned by Timothy & Kathleen Jarvis and is located in the Agricultural Zoning District: Craig Bailey presented the request of the board to provide more information on requested information from previous meetings; additional sheets provided (3-5) Sheet #3: driveway: 12 foot paved driveway with 2 foot gravel way on both sides, proposed grades off of new road all the way back to the house, garage will go to the rear of the house, the

driveway will go behind the house, the driveway is shown to match the grade as much as possible, at the end of the driveway there is sufficient space for the fire trucks should there be one needed, 10% and 6 % grade, there will be a ditch to prevent erosion, there will be catch basin to catch water, construction sequences are provided, Loaming and seeding are also planned to prevent, Mr. Bailey has recommended use of a silk sock, which is filled with organic materials, running along the entire embankment, at the end of construction , the silk sock will be cut open and the organic material will be left behind.

Sheet #4: directions for construction on the driveway, a of mixture of rocks to prevent erosion, a 4:1 fill slope, 1:2 cut, there was no ledge encountered,

Sheet #5: cross sections showing the relation to the wetlands and the 100-year flood zone, there will also be a catch basin at the end of the ditch to direct water to the wetlands

Grading are 4:1 on the fill, except one section by the house, where there will be either a retaining wall or boulders

Chairman Greiner asks if the planned erosion control is appropriate for a 2:1 slope? Is the seeding appropriate for the 2:1 slope condition? Could a landscape professional spell that out in more detail what seeds/mats are going to be used? Discussion around the seeding of the erosion control on such a steep slope, there needs a slope erosion protection method. Mr. Bailey states that he will make a call to find out the appropriate material for the steepness of the slope.

Chairman Greiner asks that Mr. Bailey please be specific and present what will be in the seeding to provide erosion control.

Mr. Bailey states that he will provide the details regarding providing the seed mixture for erosion control.

Open Meeting for Public Comment:

Attorney Hilsen Comments: submitted a letter April 19th, he believes that there are issues with the buildable areas as depicted on the plans, he believes there is a significant impact on the grade, he believes that the standards are not being met. He requests that the board deny the application. Chairman Greiner in response to the Attorney Hilsen the easements for this property are part of a convenience of restrictions and town counsel states that it is out of the boards control, the concerns that Attorney and clients have are a civil matter.

No other comments from the public. Public Meeting closed.

Board discussion: Mr. Schmidl complements the design professionals on trying to make a lot that is difficult to subdivide into a buildable area, the fact is that the lot as previously subdivided, is a nice lot, the applicants are going to make the side of the hill a house lot, that side of the lot has a lot function to the habitat, all the drainage will go into the marsh, the effect on the habitat and the marsh is something that Mr. Schmidl cannot support.

Chairman Greiner states that in the future we may need to tighten up the subdivision regulations. Chairman Greiner states that he understands the concerns of Mr. Schmidl however there has been due diligence, and there are concerns but the concerns have been met by the applicants. Mr. Schmidl states that the watershed protection and habitat is already being met by the current piece of land.

Mr. Herbert motions to approve the application for a minor subdivision at 289 New Road Ms.

Razin seconds to approve the application for a minor subdivision at 289 New Road.

The Subdivision application meets all the concerns; there is one condition that the seed mixture and matting for the slope needs to be presented to the board in detail.

Condition: slope erosion control and matting being proposed need to be addressed and met and presented to the board.

Chairman Greiner presented a motion to have Mr. MacDuffie as a voting board member tonight. Mr. Hebert made a motion to accept, Ms. Razin seconded motion. All in favor of Mr. MacDuffie a voting member of the board.

Vote: 4:1 **Motion passed** for a 1-lot minor subdivision at 289 North Road. (Schmidl opposed)

Condition: slope erosion control and matting being proposed need to be addressed and met and presented to the board.

Voluntary Merge of Lots – Tax Map 236, Lots 6.10 and 6.11 owned by Robin Lawrence & Elisa DiBernardo: Both of the lots are vacant, and the lots have been sold, this is an administrative need for signature. Motion to approve: Mr. Herbert Seconded By: Ms. Razin. All in Favor, motion passed.

Central NH Regional Planning Commission – 2021 Traffic Data Collection Program: Mr. Schmidl suggests that the Board includes the same 6 roads as last year to watch for trends: April Rollins will fill out the form and it will go to Dean Williams. The following roads will be included:

North Road at Franklin Town Line

New Road North of Racoon Hill Road, and New Road at Andover Town Line

Mr. McDuffie suggests: Oak Hill Road North of US 4, Racoon Hill Road North of New Road

Signature of Mylar Plan – CV Building Concepts: administrative need for signature

Any Other Business:

Mr. Nagle would like to

1. Have developers present a concept plan: initial submission of plans/ ID mitigation/Impact to the board before an application is considered by the board.
2. Mr. Nagle completed an unofficial poll of the Salisbury citizens' position on impact fees: He states that the results show an overwhelming support of impact fees. Mr. Nagle states that he is willing to share his time for a subcommittee to address impact fees and to research and submit a plan to impose impact fees. Impact fees should be paid by developers to help offset the impact on the town of said development. Chairman Greiner previously has done some research: he presented the question of impact fees on NH Planlink. There were responses from 10 different towns; The responses from the towns are: Impact fees are impossible/expensive to administer, however some other towns have planning/administrative staff that write up and administer the fees to the developer. Chairman Greiner states that there are difficulties with the Impact Fees such as: what is the criteria that is used to assign fees to a developer? How are the impact fees administered?

Mr. Nagle states: an example of the need for Impact Fees is Oak Hill Road/ Raccoon Hill road has a substandard corner/ two cars can not go down Oak Hill Road at the same time. A committee would have to see what the mitigation is and have the developer fix the mitigation or pay the impact fees.

Chairman Greiner states that the regulations would have to be re-written to help fix the impacts of a development. Chairman Greiner will send his responses from the NH Planlink to everyone on the committee for their knowledge.

The board agrees that Impact Fees can be addressed at the May 17th work session. Will discuss further at the May 17th work session.

Chairman Greiner states that he would like the board to look at the regulations for subdivisions and discuss what changes should be made to the regulations. No other business is presented at this time.

Next Meeting – Monday, May 17, 2021 at 7 p.m. will be a work session

Adjournment: Mr. Herbert motion to adjourn. Mr. Schmidl seconded. Meeting ended at 749pm