



**Salisbury Planning Board
Approved Meeting Minutes
Public Meeting • Academy Hall
January 24, 2022
6:30 p.m.**

Doug Greiner, Chairman	Present	Loretta Razin, Member	Present
Joe Schmidl, Vice Chair	Present	Jeff Blanchard, Member	Present
John Herbert, Selectman Ex-Officio	Present	David Hostetler, Alternate	Present
William MacDuffie, Jr, Alternate	Present	Jennifer King, Recording Secretary	Present
Jeff Nangle, Alternate	Present	April Rollins, Admin Assistant	Absent

Members of the Public Present: Amanda Thomas, Eric Thomas, Joe Landry,

Zoom Attendees: Gayle Landry

Chairman Greiner opened the meeting at 6:30 pm.

OLD BUSINESS

Approval of Minutes

John Herbert **motioned** to accept the drafted meeting minutes from December 20th as written. Dave Hostetler **seconded** the motion which passed unanimously.

NEW BUSINESS

Public Hearing

Chair Greiner opened the public hearing at 6:39 p.m.

The Planning Board reviewed the updated introduction statement for the Site Plan Review Regulations.

Joe Schmidl explained that the intent of the introduction statement is to clarify the Site Plan Review process, and the expectations/requirements for projects of differing size or complexity.

Joe Landry noted that a sentence in a paragraph on page 2 mentioned a potential business employing hundreds of people. He feels that it seems unlikely and out of place for the town. Joe Schmidl explained that it is worded this way to be inclusive of all proposed businesses, regardless of size.

Chair Greiner closed the public hearing at 6:45 p.m.

John Herbert **motioned** to approve the updated statement of introduction as written by Joe Schmidl for the Site Plan Review Regulations. Joe Schmidl **seconded** the motion which passed unanimously.

Conceptual Review Discussion

Amanda and Eric Thomas appeared before the Planning Board to discuss a proposed wedding venue at 223 Raccoon Hill Road (Tax Map 236, Lot 4.1).

Chair Greiner gave a brief overview of the application procedure and the requirement for a Conditional Use Permit in order to operate this business in an agricultural zone.

Amanda Thomas said this proposed business is still in the very early stages. In order for them to apply for a commercial loan, they have to have the green light from the town confirming that this would be an allowable business to operate at this location.

Joe Schmidl mentioned traffic concerns, noting lots of comments from people in the past regarding increased traffic due to other property development projects.

Chair Greiner encouraged the Thomas' to obtain a copy of the checklist to use as a guide to go forward.

Jeff Blanchard asked if they have ever operated a wedding venue. Amanda Thomas said it would be their first, but she currently works in the industry, as she owns a mobile event company. What she is looking to do is open their own venue instead of continuing to travel to other sites.

She also explained that they don't really plan to make a lot of changes to the property. The outdoor riding ring at the top of the property would serve as a parking lot. Their plans include the installation of a new septic. The barn would hold approximately 100-150 guests at the most. They wouldn't anticipate much more than 50 cars on the property at one time. Options to keep traffic down would include possibly busing guests. The business would operate from May through November.

Eric Thomas said that they really are just trying to get some preliminary thoughts to see if the idea is viable. They have not yet purchased the property.

John Herbert echoed Joe Schmidl's thoughts that noise concerns would be a possible issue. Amanda Thomas said that she has ideas to open up the property to the neighborhood. It has a great hill that could be used for sledding. Eric said that in terms of noise at night, most of their events would be wrapped up by about 10 p.m.

Joe Schmidl asked how many events they anticipate holding per weekend. Amanda Thomas answered that the prime wedding day would be Saturdays, perhaps a rehearsal dinner on a Friday evening.

Chair Greiner asked about any planned changes to the barn structure. Amanda said their only plan would be to paint the barn and replace the windows. Chair Greiner suggested they get in contact with the Building Inspector/Code Enforcement Officer to make sure that water/sewer and other building code matters were taken into consideration.

Chair Greiner asked about how food will be handled. Amanda Thomas said that everything would be brought in by different vendors. They would also be looking into renting some higher-end portable toilets to use for possibly the first year or two. Jeff Nangle asked about who is responsible for obtaining liquor licenses. Amanda replied that there is no state licensing requirement in N.H. unless they have the intention to sell the alcohol, which they do not. The liquor/beer would be purchased by the client to be served at the event, and she holds a liquor liability policy.

Amanda Thomas noted that the wedding industry in NH is very busy, but there is a shortage of venues. She has already received 4 inquiries regarding venues for weddings in 2023.

Joe Schmidl stated that he doesn't recall anything in their rules that would preclude a wedding venue from being set up in town. He anticipates the challenges to be traffic and noise.

Loretta Razin asked what drew them to Salisbury. Amanda Thomas said that it was mostly this particular piece of property, but she likes the small-town feel and overall location. Eric is familiar with the area as well.

Discussion occurred regarding the current state of the sale of the property.

Chair Greiner suggested that the Thomas' get the checklist for the Design Review process as well as the Conditional Use Permit application from the Town Administrator. He also gave an overview of the next steps in the process. Joe Schmidl added that for the conceptual review, a hand-drawn diagram would be acceptable.

Any Other Business

None.

The next Planning Board meeting will be held on February 21, 2022 at 6:30 p.m.

Adjournment

John Herbert **motioned** to adjourn. Joe Schmidl **seconded** the motion and the Board adjourned at 7:42 p.m.

Respectfully Submitted,
Jennifer L. King
Recording Secretary