



**Salisbury Planning Board
Approved Meeting Minutes
Public Meeting • Academy Hall
March 21, 2022
6:30 p.m.**

Joe Schmidl, Board Chair	Present	Loretta Razin, Member	Present
Jeff Blanchard, Vice Chair	Present	William MacDuffie, III	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	Present

Members of the Public Present: Joe Landry, Sarah John, Andrew Cote, Holly Tillotson, Danny Dauber, Meghan Dodds, David Kelly, Jocelyn Henry, Joanne Sanborn, Web Stout

Zoom Attendees: Gayle Landry, Cindy Romano

Joe Schmidl opened the meeting at 6:30 pm.

OLD BUSINESS

Approval of Minutes

John Herbert motioned that they pass the minutes from March 7, 2022. William MacDuffie, III seconded the motion that passed unanimously.

NEW BUSINESS

Election of Officers

With a full elected board present, election of officers took place:

Jeff Blanchard **nominated** Joe Schmidl to serve as Board Chair. John Herbert **seconded** this nomination that passed unanimously (*Schmidl abstained*).

John Herbert **nominated** Jeff Blanchard to serve as Vice Board Chair. Loretta Razin **seconded** the nomination which passed unanimously

(Blanchard abstained).

Public Hearing

Web Stout presented his request for a lot line adjustment. He is requesting waivers of the wetland requirements, test pits, and percolation test results.

Motion: John Herbert **motioned**, to accept the Lot Line Adjustment Application as complete. Loretta Razin **seconded** the motion which passed unanimously.

The Planning Board reviewed the details of the Lot Line Adjustment application per their review checklist.

~~Correction to Property ID (should be 237-20)~~

Section 3 item 3d: "owners with deed references" needs to be added to the title block.

Section 4, Item 4g, should state that there is no ledge in buildable areas.

Section 4, Item 4m should list existing section and well for lot 4-2.

Section 6: monumentation: add 3 bounds to split the long lines.

Item 2A: abutter to south of 4-2

John Herbert **motioned** that they waive the percolation test requirement for this adjustment request. Jeff Blanchard **seconded** the motion which passed unanimously.

John Herbert **motioned** to waive the test pit requirement for this adjustment request. Jeff Blanchard **seconded** the motion which passed unanimously.

Loretta Razin **motioned** that they waive wetlands tests for this adjustment request. John Herbert **seconded** the motion which passed unanimously.

Joe Schmidl opened to public discussion at 6:58 p.m.

Charles Morshead is an abutter and he had a question about the 50 foot right of way. He wants to make sure that there will not be any changes to the right of way. Web Stout said it is a 50-foot piece on the back of Mr. Morshead's property. It was determined that it would not be affected.

Joe Schmidl closed public discussion at 7:08 p.m.

Loretta Razin **motioned** to approve the lot line adjustment application conditionally based upon the adjustments discussed. John Herbert **seconded** the motion which passed unanimously.

Web Stout asked if a board member would be coming out to look at the pins placed. TA Rollins noted that in the past, they have also accepted a letter stating that they have been placed.

Any Other Business

John Herbert said that Selectman Jim Hoyt will serve as the ex-Officio member to the Planning Board should he not be able to make it.

Jeff Blanchard suggested that they ask Doug Greiner if he would be interested in serving as their 4th alternate member. TA Rollins suggested that they coordinate and assign alternates for each member. Joe Schmidl said that they will consider that going forward.

Joe Schmidl suggested they set up a table for the alternate members to sit at and to make extra copies of the plans to be reviewed.

In order to address the larger crowd in the audience, Joe Schmidl said that the Sanborn property on Raccoon Hill Road is under agreement with a different party than the one that was considering a wedding venue.

Adjournment

John Herbert **motioned** to adjourn. Loretta Razin **seconded** the motion and the Board adjourned at 7:21 p.m.

Respectfully Submitted,
Jennifer L. King
Recording Secretary