



**Salisbury Planning Board  
Approved Meeting Minutes  
Public Meeting • Academy Hall  
March 7, 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	Absent	April Rollins, Admin Assistant	Absent

**Members of the Public Present:** Bruce Murphy, Holly Murphy, John Whyte, Joan Toepel, Ann Woodard, Joe Landry, Sarah John

**Zoom Attendees:** Gayle Landry, Rebecca Lapitino, Jocelyn H

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Chair Greiner opened the meeting at 6:30 pm.

**OLD BUSINESS**

Approval of Minutes

The Board reviewed the meeting minutes from January 24, 2022.

Joe Schmidl suggested they change the label 'Conceptual Review Discussion' to 'Public Questions and Answers.'

Chair Greiner, motioned to accept the drafted Meeting minutes from January 24th with the proposed amendment. John Herbert seconded the motion which passed unanimously.

**NEW BUSINESS**

Central NH Regional Planning Commission

The Board reviewed the traffic count data for the past 10 years to determine which roads they would like to collect traffic data on for the year 2022.

After some discussion, it was decided that they would request data collection on the following roads:

Priority

N 127 at Franklin Town Line

127 W of US 4

Raccoon Hill Road at the Andover Town Line

US 4 at Andover

US 4 at Boscawen

Secondary Options

Raccoon Hill Road north of New Road

New Road North of Raccoon Hill

New Road and Franklin

North Road at Franklin Town Line

Oak Hill Road North of US-4

Any Other Business

**Chair Greiner** noted that they received a letter from an abutter of a proposed wedding venue that was discussed at the last meeting. The writer expressed concerns and stated that they are opposed to that sort of business being operated from that property.

**Chair Greiner** noted that any such proposed project is still in its early stages, as the property has not been purchased yet, adding that the applicant would also have to go through a conditional use permit process.

**Chair Greiner** opened the floor to the public.

**Bruce and Holly Murphy** are building across the street from the proposed venue and attended the meeting to obtain information and give input if needed at this point in the process. **Joe Schmidl** suggested that they keep an eye out for future meetings should any occur related to this property. **Bruce Murphy** asked if the town had responsibility if they approved residential lots in an area but then allowed something like this to come in.

**Chair Greiner** stated that their zoning does allow for this sort of venue, but there is a process that needs to be followed, which is something that this board has worked on formalizing. He gave an explanation of the Design Review Consultation and the Conditional Use permit process and encouraged people to keep track of when the meetings are should anything progress beyond this point.

**William McDuffie Jr.** asked if an applicant were to meet all of the stated criteria but it's still not a great fit for the town, can the Planning Board still deny them?

**Joe Schmidl** said that they can deny a project if they do not feel that it fits in with the town's Master Plan. **Chair Greiner** added that they can still deny an application, but they need to have a strong well-documented rationale for doing so.

**Ann Hubbard** said that she is new to the area and is attending as a concerned resident. Because if it can happen on Raccoon Hill Road, then it can happen to her neighborhood.

**John Whyte** resides on Raccoon Hill Road and he has gone through the steps of obtaining approval on a commercial business in an abutting town. He met all the criteria and the majority of the town did not want what he proposed. The Planning Board backed the town. It is concerning that this sort of thing can happen in anyone's back yard. If they are going to start developing commercially, where does it end? Once a purchase is made, this project is becoming very real. He does not wish to live next door to a wedding venue and feels that an approval on this sort of project would be detrimental to Raccoon Hill. **Joe Schmidl** acknowledged that they do represent the town and make decisions as such. Legally, their rules do not prohibit this sort of business from operating. Their voices will certainly be heard. **Chair Greiner** understands everyone's concerns and suggested they submit them in writing to the Board so that those may be included in the process.

**John Whyte** asked what criteria the applicant would have to meet. **Joe Schmidl** suggests that he get a copy of the Site Plan Review Checklist

**Dave Hostetler** said that it is the way that they have zoned the areas of their town that has led to this possibility. He said they can certainly change the laws, but that is the way their town is set up currently.

**Bruce Murphy** cited traffic concerns. **Joe Schmidl** said that a traffic study is something that a potential applicant may have to pay for.

**Joan Toepel** asked if a rejection be appealed. **Chair Greiner** answered that it can, which is why they need to be sure they have a solid reasoning for a rejection. **Joe Schmidl** added that when faced with such a situation they review it with their town attorney.

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

#### Adjournment

John Herbert **motioned** to adjourn. Jeff Blanchard **seconded** the motion and the Board adjourned at 7:43 p.m.

**Respectfully Submitted,**  
**Jennifer L. King**  
**Recording Secretary**