



**Salisbury Planning Board
Approved Meeting Minutes
Public Meeting • Academy Hall
May 2, 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	Absent
William MacDuffie, Jr, Alternate	Present	Jennifer King, Recording Secretary	Present
Jeff Nangle, Alternate	Absent	April Rollins, Admin Assistant	Absent

Members of the Public Present: Joe Landry, Sarah John, Al Romano

Zoom Attendees: Gayle Landry, Cindy Romano, Laura Colcord

Joe Schmidl opened the meeting at 6:37 pm.

OLD BUSINESS

Approval of Minutes

John Herbert motioned to approve the meeting minutes of April 4, 2022. William MacDuffie III seconded the motion which passed successfully.

The minutes of March 21, 2022 will remain tabled until the next meeting.

NEW BUSINESS

Noise Ordinance

Joe Schmidl provided the Board with copies of what he obtained in terms of samples of noise ordinances from nearby towns. He found that few of the surrounding towns actually have one. Andover has one that is rather brief.

Jeff Blanchard noted they haven't really had many issues in town that would create the need to have one in place. Joe Schmidl said that some logging

operations have created an issue in the past, along with past concerns regarding possible noise created by the operation of a local winery and a (now closed) kennel. William MacDuffie III wondered about enforcement, and if there was really a point of implementing one if they don't have enforcement measures in place. Jeff Blanchard added that you don't create an ordinance to handle one situation.

William MacDuffie III suggested that they could handle noise concerns pertaining to new businesses on a case-by-case basis.

Joe Schmidl said that his point in broaching the subject was to be proactive, as he senses there may be some potential issues looming on the horizon.

- *The Board was in consensus to suspend any further investigation of implementing a noise ordinance.*

Public Comment

For this portion of the meeting, Chair Schmidl recused himself as Board Chair and voting member. Vice Chair Jeff Blanchard assumed the position of Chair and appointed alternate member William MacDuffie Jr. to serve as a voting member on this matter.

~~*Joe Schmidl recused himself as Board Chair and voting member for this portion of the meeting. Alternate William MacDuffie Jr. stepped in as a voting member. Vice Chair Jeff Blanchard took over the meeting as Chair.*~~

Resident Al Romano of Lovering Hill road spoke to the Board about the Public Hearing being held on the 18th regarding the proposal of the reactivation of a Class VI road (Old Center Rangeway) that had been discontinued in 1976. He is asking the Board to take a position opposing the proposed layout of this Class VI road for a number of reasons:

- It is not in keeping with the town's Master Plan.
- Residents enjoy the rural character of the town, which this would detract from.
- It would encourage premature and scattered development.
- It will impact the wildlife corridor.
- There is no public benefit.
- It involves the taking of private lands for the benefit of one non-resident landowner.

- This area of town is the last area of road that should be developed. The person requesting this action has additional access points to their property from public ways.

Resident Joe Schmidl owns land near the Romanos. He stated that they currently have a permanent conservation easement on his property, and that land would end up coming out of that permanent conservation. It is still being used as a private right of way. There are a lot of people that use the land out there which is why they put it into conservation and haven't posted it. He emphasized that the reactivation of that road is unnecessary. There is access to the property in question from Plains Road and Heath Road. It will only encourage development in a part of town that doesn't need it. Conservation easement is on the Schmidl property. Mr. Schmidl is in agreement with Mr. Romano that it is not compatible with the Master Plan and it is not in the best interests of the town.

Bill MacDuffie Jr. asked why it would be taken out of conservation. Joe Schmidl said that he has given up development rights on that portion of his property. He can't put so much as a driveway there. If a roadway easement is added, then that and the conservation easement would conflict.

Al Romano said that it discourages people from putting land into conservation and that it is something he has considered doing himself, but not with the possibility of the Class VI Road being reactivated.

Bill MacDuffie Jr. noted that while there is access from the other side of the property, it is pretty rough.

Al Romano said that Planning Board oversees the Master Plan process, which is a great amount of work involving feedback from the town. That area has been consistently ranked among the last that should be developed. His concerns are also that the 8 lots owned by the property owner proposing this change could end up being 8 additional houses.

Resident Joe Landry asked if closing of the road was done at a town meeting, wouldn't the decision to open it also be at a Town Meeting? Loretta Razin said that the statutory process is to petition the Selectmen to determine whether or not they will lay out the road. There is also the opportunity for appeal.

Adjournment

John Herbert motioned to adjourn the meeting. William MacDuffie III seconded the motion which passed unanimously. The Board adjourned at 7:13 p.m.

Respectfully Submitted,
Jennifer L. King
Recording Secretary