



**Salisbury Planning Board  
Approved Meeting Minutes  
Public Meeting • Academy Hall  
September 19, 2022  
6:30 p.m.**

Joe Schmidl, Chair	Present	Loretta Razin, Member	Present
Jeff Blanchard, Vice-Chair	Present	William MacDuffie, III, Member	Present
John Herbert, Member	Present	David Hostetler, Alternate	Present
William MacDuffie, Jr, Alternate	Present	Jennifer King, Recording Secretary	Present
Jeff Nangle, Alternate	Absent	April Rollins, Admin Assistant	Absent
Faith Muello, Alternate	Present	Jim Hoyt, Alternate	Absent

Several members of the public were in attendance.

Alexandria DeSantis attended via Zoom.

Chair Schmidl opened the meeting at 6:30 p.m.

**OLD BUSINESS**

Approval of Minutes

John Herbert **motioned** to approve the draft minutes of August 18th:

Discussion:

Chair Schmidl requested a clarification on his statement pertaining to Workforce Housing: The last sentence of the first paragraph on page 4 should read: Workforce housing: they did a study a few years ago and determined that they are in compliance with this new regulation. Because of the way the town is zoned it makes it easy for them to check, and they have determined that they are in compliance.

Jeff Blanchard **seconded** the motion to approve the minutes as amended which passed successfully.

#### NHDOT 10 Year Plan Update

John Herbert said the BoS selected the project that involves moving the end of Whittemore Road to move forward with submitting to the NH DOT for their 10-year plan. They chose not to proceed with the proposal for the islands in the intersection. They did propose having the Planning Board develop a new drawing for that project, but they knew that they wouldn't be meeting for a few more weeks and essentially missed the DOT deadline.

#### NEW BUSINESS

#### Conceptual Consultation: Subdivision of 205 South Road (Map 239, Lot 4) Owned by Steven Heath

Web Stout presented the Planning Board with a proposed subdivision for this property. It is on the south side of South Road. There is currently a house with a garage on the property. This survey was done for a previous lot line adjustment, as there is a small 7/10 of an acre piece that was previously annexed to this property. He has done a preliminary walk around the property and provided the Board with a summation of the property layout, detailing the wetlands areas. There is an existing well and septic system. This lot where the building is does not conform to the contiguous 70% buildable area requirement. His question is would it be allowable to make this a 2-acre lot without the 70% contiguous buildable requirement given the structures already on the property.

After review, Chair Schmidl stated they cannot create a non-conforming lot. Somewhere on the resulting new lot it would have to meet the requirement for the minimum 70% contiguous buildable area, even if there isn't any building happening on the property.

Discussion occurred regarding setback requirements.

The applicant will return in the future for a Design Review Meeting.

#### Conceptual Consultation – Subdivision of 289 New Road, Tax Map 254, Lot 1.1 owned by Timothy and Kathleen Jarvis

Craig Bailey presented the Planning Board with a subdivision proposal for the property located at 289 New Road. Mr. Bailey stated that this has already been approved, they are appearing before the Board tonight as a technicality but will be returning for final approval next month. The lot size is 17.4 acres. The proposal is to create a 2-lot subdivision: one at 9.9 acres and the other at 7.5 acres. He detailed the layout of their proposed lots as presented in the proposal.

Chair Schmidl said that the last time this property was reviewed, they referenced the 2010 flood elevation information. He was wondering if the updated version was available yet. Mr. Bailey said he is not aware that FEMA has issued one for Merrimack County yet or not. He will look into this prior to their next

appearance.

Discussion and study of maps occurred regarding the flood plains and elevation for this property in relation to the driveway.

The applicant will return for Design Review/Final Approval on October 3.

General discussion / review continued among Board members regarding the proposals presented and the history of each property.

Any Other Business

The next meeting is scheduled for Monday October 3, 2022 at 6:30 p.m.

Adjournment

John Herbert **motioned** to adjourn the meeting. Loretta Razin **seconded** the motion and the Board adjourned at 7:27 p.m.

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