



**Salisbury Planning Board
Approved Meeting Minutes
Public Meeting • Academy Hall
October 3, 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	Absent
William MacDuffie, Jr, Alternate	Present	Jennifer King, Recording Secretary	Present
Jeff Nangle, Alternate	Present	April Rollins, Town Administrator	Absent
Jim Hoyt, Alternate	Absent	Alternate	Vacant

Several members of the public were in attendance.

Gayle Landry and Cindy Romano attended via Zoom.

Chair Schmidl opened the meeting at 6:31 p.m.

OLD BUSINESS

Approval of Minutes

John Herbert **motioned** to approve the draft minutes of September 19th.
Jeff Blanchard **seconded** the motion to approve the minutes which passed successfully.

PUBLIC HEARING – Subdivision of 289 New Road, Tax Map 254, Lot 1.1 owned by Timothy and Kathleen Jarvis

Chair Schmidl opened the Public Hearing at 6:33 p.m.

Craig Bailey, representing the Jarvis', presented their proposal for a 1-lot residential subdivision at 289 New Road.

The lot is 17.4 acres, and they are looking to divide it into two lots. One at just

over 7.5 acres and the other at just under 10 acres. In order to accomplish this, they had to propose a driveway, and part of that driveway travels along the steep slope of the property. Intended use of the property is residential only, which he feels is both a justifiable and reasonable use of this property. Driveway approval needed.

There will not be an update to the 100-year floodplain records for up to another 24 months. The 100 year floodplain does not come into effect on this property. They have done test pits on both lots. This is something that was nearly approved a couple of years ago.

Chair Schmidl asked about their question from the last meeting regarding flood plain elevation. Mr. Bailey replied that those maps will not be ready from the Federal government for about 24 months, so they are working with the most recent maps. Discussion occurred regarding the 100-year flood plain in relation to the proposed driveway and buildable area of the lot.

Mr. Bailey said that the map will need to be corrected, so he is recommending that Mr. Jarvis create a Letter of Map Amendment (LOMA) processed. They just remapped the entire county, so he suspects that they will catch these errors.

Chair Schmidl stated that delaying the project until they have updated maps is unreasonable. He thanks Mr. Bailey for looking into that matter.

Mr. Blanchard asked Mr. Bailey if there were any changes between this layout and the one that was presented in the past. Mr. Bailey answered that they came in with one subdivision, but in order to have it buildable, they had to add the small hook onto the property so that it would meet the buildable area requirement.

Vice-Chair Blanchard asked if it is correct that they will not be building in the buildable area shown on the map.

Mr. Bailey answered that they are depicting 1.9 acres listed as buildable. Part of the house is touching the buildable line. The driveway is definitely not in there. Chair Schmidl said that there is no obligation to place the house in the buildable area. Mr. Bailey added that the house would be set up for a gravity septic system.

John Herbert motioned to accept the application as presented for review. Loretta Razin seconded the motion which passed successfully.

Public Comments

Neil Santerre is one of the abutters to this property. He asked if this is the same project that was denied due to the covenants a couple of years ago. Chair Schmidl said that the previous application was reviewed and approved, adding that the covenants were never part of their jurisdiction. and so they were never part of their considerations for the application. Mr. Santerre thought that it is in the town records that no further action

would be taken on this proposal. Chair Schmidl and John Herbert answered that that is not the case, as the applicants withdrew it before it was submitted to the Registry of Deeds.

Mr. Santerre would like to know: as seasonal high water is above 4 feet, are they going to be required to have special mitigation for their septic or foundation? Chair Schmidl said as long as they're at least 18 inches above the seasonal high water table it would likely be a raised gravity-fed septic system. Discussion continued regarding the high water table in relation to the septic system.

Mr. Santerre asked for clarification about the house not having to be built in the buildable area. Chair Schmidl confirmed that this is correct.

Mr. Santerre said that this was not forestable land. He has noted that there are pines removed. He is curious as to when the pines that were there harvested and when were the stumps removed? If they weren't removed, then why aren't they on the map?

Mr. Bailey gave an explanation of the map and its legend and provided some answers to Mr. Santerre's questions:

A 42-inch seasonal high water table is very deep. They are typically 24 to 36 inches. These test pits are actually quite good. They no longer have a 4 foot separation requirement. He also confirmed that the house does have a corner within the buildable area.

The buildable area question was further answered by Mr. Bailey who explained that in order for a lot to be buildable, there has to be a good spot on the lot to build. But if the owner wants to build in a different spot, they may do so.

Joe Landry asked what errors on the floodplain map are that they have to update. Mr. Bailey showed Mr. Landry the errors in question.

Mr. Landry said that his property is on the east side of this one. He is curious if the south east corner has been identified? Mr. Bailey said that they will make sure that it is set and recorded.

Chair Schmidl closed the Public Hearing at 6:56 p.m.

Application Review

The Planning Board reviewed the subdivision application following the requirement checklist. They determined that there were two missing items:

Item 5G: Driveway Permit.

Item 6B: boundary monumentation for the southeast corner. The plan will be amended to indicate that it has been set and what was set there.

John Herbert **motioned** to approve the application pending the two items mentioned above. William MacDuffie III **seconded** the motion which passed successfully. **(4-1-0, Schmidl opposed)**

Application is approved with conditions.

2023 ZBA Budget

The Planning Board reviewed their current 2022 budget to determine what to set as a budget for 2023. Chair Schmidl said that TA Rollins suggested reductions in advertising and postage to reduce their budget to \$1,600.

John Herbert motioned to recommend the amount of \$1,600 to the BoS. **Loretta Razin** seconded the motion which passed unanimously.

Capital Improvements Review

Continued to the next meeting.

Member Resignation

Faith Muello submitted her resignation as an alternate member. The Planning Board accepts her resignation with regret.

Any Other Business

The next meeting is scheduled for Monday October 24, 2022 at 6:30 p.m.

Chair Schmidl has a call into NHMA regarding the other property they reviewed at the last meeting. He had a previous discussion with TA Rollins who did remind him that the setbacks are zoning board matters. A waiver would have to be obtained by special exception from the Zoning Board of Adjustment.

Adjournment

John Herbert **motioned** to adjourn the meeting. Loretta Razin **seconded** the motion and the Board adjourned at 7:32 p.m.

Respectfully Submitted,
Jennifer L. King
Recording Secretary