



**Salisbury Planning Board  
Approved Meeting Minutes  
Public Meeting • Academy Hall  
January 16, 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	Joe Landry, Alternate	Present
Jeff Nangle, Alternate	Absent	April Rollins, Town Administrator	Absent
Jim Hoyt, Alternate	Absent	Jennifer King, Recording Secretary	Present

Spencer Tate, Sarah John and Chuck Moreshead were in attendance.

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

**OLD BUSINESS**

Approval of Minutes

The Board reviewed the minutes of December 5, 2022.

John Herbert **motioned** that they approve the minutes as written. Vice-Chair Blanchard **seconded** the motion which passed successfully.

Boscawen Subdivision Review

Spencer Tate from Meridian Land Services, on behalf of Building and Loan Development LLC presented a detailed overview of a 4-lot subdivision located in Boscawen (Map 94 Lot 23). This property borders the town line with Salisbury. Discussion occurred regarding a water source for fire protection/prevention in the area (fire pond vs. cistern). Salisbury Fire Chief Bill MacDuffie Jr. said that he would prefer a fire pond.

Discussion occurred regarding RSA 674:53 which governs property that is

bordered by governmental boundaries. The land is limited by DOT access permits. Chair Schmidl noted that the step-wise development process makes it difficult for Planning Boards in each town to plan moving forward when they don't know what the next step is. He asked any interested board members to attend the next Boscawen Planning Board meeting on February 7th. They accepted the application, but then continued it so it remains on their agenda.

Discussion occurred regarding whether the subdivision was a major or minor as well as its regional impact. Mr. Tate requested that the Board provide comment as though it were accepted.

Chair Schmidl stated that he is glad that Boscawen is looking at an open-space subdivision and will hopefully proceed with it as such.

#### Conceptual Site Plan Review - 203 Raccoon Hill Road

The Planning Board reviewed a proposed site plan for a multi-family dwelling at 203 Raccoon Hill Road.

Property owner Chuck Moreshead presented the Board with a drawing of a proposed multi-family dwelling. He purchased the property 16 years ago. The building currently contains two separate living areas that he has rented out to multiple people over the years as well as a shop area. He would like to add an apartment in the shop area for himself that would total 1500 sq ft on the west side of the house. He gave an overview of his proposed layout of the new addition.

Chair Schmidl said the Building Inspector would need to provide input on the interior building layout and entrances. The primary concerns of the Planning Board are the building itself and the property. The property currently has a 5-bedroom septic design. This would be the 5th bedroom. Chair Schmidl advised Mr. Moreshead to double check the regulations on the septic design as it may be a little different in terms of separate apartments. He also suggested that the Building Inspector may be able to direct him on that as well.

John Herbert asked about the interior condition, referring to previous notes about poor condition in some areas of the property. Mr. Moreshead said he has done a lot of interior and plumbing improvements in recent years. The Planning Board reviewed the area and determined that the property is currently located in an agricultural zone. The Board determined that he would need to submit an application for a conditional use permit and suggested that he follow-up with TA Rollins for that application. Chair Schmidl suggested he also include the septic design and compare it to the septic regulations to ensure that any needed upgrades are included in the plan.

Chair Schmidl said he will ask TA Rollins to reach out to the ZBA to see if they would like to review this as a joint meeting as both boards have jurisdiction over conditional use.

Review of Revised Subdivision Regulations

Chair Schmidl suggested they table this review until the next meeting.

Review of FEMA Maps and Ordinance

Chair Schmidl suggested they table this review until a future meeting as they are not to the point in the process in which their approval is required.

Any Other Business

The next Planning Board meeting is scheduled for Monday February 13, 2023 at 6:30 p.m.

A Public Hearing will be scheduled for the future regarding the proposed changes they've made to the Subdivision Regulations document.

Adjournment

John Herbert **motioned** to adjourn the meeting. Loretta Razin **seconded** the motion and the Board adjourned at 7:54 p.m.

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