



**Salisbury Planning Board
Approved Meeting Minutes
Public Meeting • Academy Hall
August 21, 2023
6:30 p.m.**

Joe Schmidl, Chair (2026)	Present	Loretta Razin, Member (2024)	Absent
Jeff Blanchard, Vice-Chair (2025)	Present	William MacDuffie III, Member (2026)	Present
John Herbert, Member, Ex-Officio (2026)	Present	David Hostetler, Alternate (2024)	Present
Jeff Nangle, Alternate (2024)	Present*	Joe Landry, Alternate (2025)	Present
David Kelly, Alternate (2024)	Present	April Rollins, Town Administrator	Absent
Jim Hoyt, Alternate Ex-Officio (2024)	Absent	Jennifer King, Recording Secretary	Present

Joe Schmidl opened the meeting at Academy Hall at 6:30 p.m.

Wayne Goulet, Jason Hood, Bill MacDuffie Jr, Bryan Bailey, Michael Long and Janet Long attended the meeting at the Academy Hall.

*Jeff Nangle attended the meeting via Zoom.

Chair Schmidl appointed alternate member Joe Landry to serve in place of Board member Loretta Razin for this meeting.

OLD BUSINESS

Approval of Minutes

The Board reviewed the minutes of August 7, 2023.

John Herbert **motioned** that they approve the minutes as submitted.

Vice Chair Blanchard **seconded** the motion which passed successfully.

Subdivision Application Review

Bryan Bailey of Bailey Surveyors presented the request of a 1-lot subdivision at

450 Flaghole Road (Map 240, Lot 3) on behalf of property owners Michael and Janet Long. They are looking to divide 5 acres from the 30-acre property with the intention to build a house. The property runs essentially along the Salisbury/Andover town line. Andover has only requested a copy of their plan once Salisbury has reviewed and approved it. The property has ample frontage to comply with zoning requirements. It also meets the minimum 2-acre requirement for a building lot. The final pins have not yet been set, but they will do so once they receive the Board's approval.

Discussion occurred over whether a pin or a monument is needed to mark the boundary. Chair Schmidl determined that they would need monuments placed 500 feet apart as required in a wooded area per the subdivision regulations. He noted his concerns in that the defined metes and bounds do not currently match how they are displayed on the map. Bryan Bailey said that he can fix this.

John Herbert **motioned** to accept this application as complete for Board review.

Joe Landry **seconded** the motion which passed successfully.

The Planning Board reviewed the Longs' application as per their review checklist and identified the following items that need to be completed:

- 4(d): Flood Elevations: a statement that the site is above the 100-year flood elevation;
- 4(o): Soil boundaries;
- 5(g): Driveway permit needed from Andover;
- 6(b): Boundary monumentation as discussed;
- 6(e): Metes and bounds as discussed;
- 9(d): Driveway apron detail

Bill MacDuffie Jr. noted a Salisbury zoning regulation that will require the driveway to meet Salisbury's requirements as well, even though the access is in Andover. Chair Schmidl confirmed that this is regulation 'X' in Salisbury's zoning regulations.

Bryan Bailey stated that he can put a note on the plan stating: "Notwithstanding the permit from Andover, the driveway shall meet [Salisbury] Subdivision regulation 'X'.

Public hearing opened at 7:13 p.m.

There were no comments from the public about this subdivision request.

Public hearing closed at 7:14 p.m.

Request for Amendment to the Building Codes

The Board reviewed a request from the Town Administrator to make changes to the town's building codes and Zoning Ordinance as deemed necessary by the Board of Selectmen for the reasons of public health and safety. Also requested was an increase to the Camping Permit Application and Building Permit fees.

Vice-Chair Blanchard still does not feel that this memo provides the level of detail he was seeking in order to support proceeding with this project. Discussion continued regarding the scope of the task they've been asked to complete.

John Herbert noted that it is the opinion of their Building Inspector that the section of the building codes that addresses this is not enforceable. They are being asked to create a zoning ordinance to address this instead so that it can be deleted from the building codes.

Chair Schmidl added that they are looking to encompass what is currently in the building codes and add more in order to provide something to support the Selectmen in their enforcement of camping-related situations.

William MacDuffie, III noted that this process still needs to go to the taxpayers for input and acceptance.

Bill MacDuffie Jr. stated that it is not the job of the Planning Board to determine if something is necessary. The body with the authority to do so has decided that it is and they are asking the Planning Board to do their job and act accordingly in creating the ordinance. If the taxpayers don't like it, they won't vote for it.

Vice-Chair Blanchard **motioned** that they accept this request to address this issue as a Board.

John Herbert **seconded** the motion which passed successfully.

Other Business

The next Planning Board meeting is scheduled for Monday, September 18, 2023.

Adjournment

John Herbert **motioned** to adjourn the meeting.

Joe Landry **seconded** the motion and the Board adjourned at 7:39 p.m.

Respectfully Submitted,
Jennifer L. King
Recording Secretary