



**Salisbury Planning Board
Approved Meeting Minutes
Public Meeting • Academy Hall
September 18, 2023
6:30 p.m.**

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

Several members of the public attended the meeting at Academy Hall.

*Jeff Nangle attended the meeting via Zoom.

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

Chair Schmidl appointed alternate member Dave Hostetler to serve in place of Board member William MacDuffie III for this meeting.

OLD BUSINESS

Approval of Minutes

The Board reviewed the minutes of August 31, 2023.

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

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

Subdivision Application Review

Pete Weeks of J.E. Belanger Land Surveying of Dunbarton, NH presented the request of a 2-lot minor subdivision at Warner Road (Map 211, Lot 33) on behalf of property owner Drown Family Revocable Trust of 2002. They are looking to

divide into 3 equal lots. Mr. Weeks submitted an updated plan. There is a total of 2,285 feet of frontage, located in an agricultural district. Buildable area of each lot is 2+ acres. There are some steep slopes within the buildable area.

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

- 2(k): Revisions Block
- 2(m): Chair Schmidl requested the statement listed on the checklist to be included.
- 3(d): Owners with deed references
- 2(n): Stamps and signature of all professionals
- 4(d): Flood Elevations (100 year floodline)
- 4(g): Ledge (note that there is none)
- 4(l): Percolation Test Results
- 4(m): Slopes in excess of 30%
- 4(n): Soil details for each soil type.
- 4(p): Test pit data & locations
- 5(g): Driveway permits
- 6(a): Benchmark and Datum sources
- 6(e): Rectify comments on metes and bounds
- 9(d): Driveway apron detail

John Herbert **motioned** that they accept the application as complete with the noted open items.

Loretta Razin **seconded** the motion which passed successfully.

Public Hearing opened at 7:25 p.m.

There were no comments from the public regarding this proposed subdivision.

Public Hearing closed at 7:26 p.m.

Discussion occurred regarding boundary monumentation. The Board was not in favor of issuing a waiver for boundary placement.

Subdivision Application Continuance

Bryan Bailey of Bailey Associates presented updated plans regarding the previously presented application for a 1-lot minor subdivision at 450 Flaghole Road (Map 249, Lot 3) owned by Michael and Janet Long.

Mr. Bailey presented the updates made to their plan/application since the last meeting. He noted that he inserted a statement regarding the driveway apron.

Vice Chair Blanchard **motioned** to accept the application as complete, contingent upon the completed metes and bounds.

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

Chair Schmidl and Vice-Chair Blanchard signed off on the plans as presented.

Other Business

The next Planning Board meeting is scheduled for Monday, October 2nd.

Dave Hostetler **motioned** to hold their second October meeting on October 23, 2023.

Loretta Razin **seconded** the motion which passed successfully.

Adjournment

Dave Hostetler **motioned** to adjourn the meeting.

Loretta Razin **seconded** the motion and the Board adjourned at 7:59 p.m.

Respectfully Submitted,
Jennifer L. King
Recording Secretary