



**Salisbury Planning Board
Approved Meeting Minutes
Public Meeting • Academy Hall
December 4, 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)	Present
John Herbert, Member, Ex-Officio (2026)	Present	David Hostetler, Alternate (2024)	Absent
Jeff Nangle, Alternate (2026)	Absent	Joe Landry, Alternate (2025)	Present
David Kelly, Alternate (2026)	Absent	April Rollins, Town Administrator	Absent
Jim Hoyt, Alternate Ex-Officio (2024)	Absent	Jennifer King, Recording Secretary	Present

Vice-Chair Blanchard opened the meeting at Academy Hall at 6:30 p.m.

Chair Schmidl appointed alternate member Joe Landry as a voting member for this meeting.

OLD BUSINESS

Approval of Minutes

The Board reviewed the minutes of November 20, 2023.

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

Loretta Razin **seconded** the motion for discussion.

Discussion: Vice-Chair Blanchard remembers a conversation at the last meeting regarding non-profits and if they should be included as exempt entities in terms of fees for the building department. Chair Schmidl remembered discussion on it as well. John Herbert said they didn't make a motion or formal decision on it, but he is open to amending the minutes to reflect that discussion.

Chair Schmidl **motioned** that they amend the minutes to include this item.

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

The vote on the original **motion** to approve the minutes passed successfully.

Conceptual Discussion

Noah Green of Meridian Land Services, Surveyor for Historic Homes Inc. appeared before the Board to review a proposed subdivision of a property located on Oak Hill Road (Map 238, Lot 51.1). After reviewing the map, it was determined that the property is located within both agricultural and residential zones.

Mr. Green presented the proposed subdivision, demonstrating the requisite land area of buildable land on each lot.

Joe Landry asked how long ago the original two lots were subdivided. He wants to make sure they aren't going from a minor (up to lots) to a major subdivision (3 or more) within 5 years. Chair Schmidl said this would still be a minor subdivision with 3 lots.

Bill MacDuffie Jr. said that he is currently working on one of the lots up there and it was 2 lots to begin with, though he is pretty certain they've exceeded the 5 year requirement. Noah Green said that he will double-check on the dates and follow up.

Discussion occurred regarding the odd shape of the lot. Noah Green explained that it was done that way to achieve the buildable area needed for each lot.

Bill MacDuffie Jr. noted that when they cleared the lots up there did a lot of work on the road and he noted that the abutters were extremely accommodating.

Private Residential Camping Ordinance

This item is still waiting on attorney review.

Joe Landry questioned the requirement to have RV trailers completely collapsed, as he feels that this is too restrictive. Chair Schmidl said that the intent is to ensure that no one is living in the structure. They are trying to empower the Selectboard to enforce the ordinance. If the Health Officer is in there trying to enforce the ordinance in November, it gives them something to stand on if they are following up on a neighbor complaint.

Vice-Chair Blanchard remembers the first time they reviewed this he thought they determined that they don't need to be regulating such minor issues.

William MacDuffie III noted some people may need to open them up to dry them after use. Chair Schmidl said that unless someone is camping in it after the season, he doesn't feel that the Select Board is going to use this to come after people on a regular basis. William MacDuffie III feels that the way it reads is that it can't be opened up at any time. Joe Landry does not feel that this part of the ordinance adds to their overall reason for updating the ordinance to begin with.

John Herbert doesn't feel that pop-up tent trailers are going to be a main issue and it's not going to affect the Selectman's ability to enforce anything.

Bill MacDuffie Jr. feels that they are trying to encapsulate too broad of a topic with this ordinance.

The Board decided during discussion to revise *Camping-General section D* of the camping ordinance when it comes back from legal to remove the requirement that all pop-up tent trailers be collapsed after Columbus Day.

Other Business

The next Planning Board meeting is scheduled for Monday, December 18, 2023 at 6:30 p.m.

Adjournment

Vice-Chair Blanchard **motioned** to adjourn the meeting.

John Herbert **seconded** the motion and the Board voted to adjourn at 7:03 p.m.

Respectfully Submitted,
Jennifer L. King
Recording Secretary