



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall January 4, 2021 @ 7 p.m. Draft Meeting Minutes

Doug Greiner, Chairman	- Present	Stacia Eastman–Alternate	- Absent
Ray Deary – Vice Chairman/Secretary	- Present	Jeff Nangle– Alternate	- Present
Loretta Razin - Member	- Present	William MacDuffie Jr –Alternate	-Present
Joe Schmidl – Member	- Present	Vacant – Alternate	- N/A
John Herbert – Selectman Ex-Officio	- Present	Recording Sec.	- Vacant
		April Rollins - Assistant	- Present

Visitors: Mike Farrell, Marcia Murphy, Louise Andrus, Eric Swensden, Surveyor Tim Bernier, Dave Rapalyea, Joe Landry, Marcus Zeuch and Bill MacDuffie Jr.

Zoom Attendees: Steve Miller, Heidi de Kok, Ashley Langevin, Pat Charfella, Attorney Tom Quarles, Rose Cravens, Kate Wilson, Laura Dutile, Jessica Farrell, Loretta Razin, Joe Schmidl, Gayle Landry, Brett Walker, Mary Heath, Amy & John Smitka, Pat McCarthy, Tricia Thompson, Robert Irving, Jessica Price, Sharon MacDuffie, Bill Thomas, Mark Case, Megan Philbrook, Michael & Stephanie Prete, James & Jennifer Hoyt, Mary Lesniak, Pamela Monaghan, Nan O’Neill, Shelly Barrington and Ron & Jill Mapes.

Chair Greiner opened the meeting at 7:00 p.m.

Review & Approve the draft minutes of December 28, 2020 – The Board reviewed the December 28, 2020 draft meeting minutes. Jeff Nangle made a **motion** to approve the meeting minutes of December 28, 2020 with corrections. John Herbert **seconded** the motion and the **motion passed unanimously**.

Public Hearing Continuance - Boundary Line Adjustment at 299 South Road, (Map 240, Lots 3 & 4) the parcel is owned by George A. Sweatt III located in the Residential /Agricultural Zoning Districts - Chair Greiner stated the board last reviewed this boundary line adjustment on December 7th and there were a few outstanding items. Surveyor Bernier explained that the amended plans demonstrate the location of the house, the existing drainage and the driveway profile with a 13% maximum slope. Chair Greiner replied the serpentine gradient shown helps with the layout. Surveyor Bernier noted there is one large chunk of ledge which is about 600’ feet from the road and the driveway has been in existence since 1970 through the State. Mr. Sweatt explained that he purchased the property in 1997. Chair Greiner stated the

boundary line is being moved to enhance the homestead and Mr. Sweatt replied yes. Chair Greiner opened the Public Hearing at 7:08 p.m. which was immediately closed due to their being no public input. Selectman Herbert made a **motion** to approve the Boundary Line Adjustment for 299 South Road, Tax Map 240, Lots 3 & 4. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Public Hearing Continuance - A merger for a 2-lot Subdivision at New Road, (Map 247, Lots 19, 20 & 21) the parcel is owned by CV Building Concepts Inc. located in the

Agricultural Zoning District - Chair Greiner stated the Planning Board heard this application on December 7th and conducted a site walk on December 14th to review the shared driveway by the wetlands which is a benefit. Chair Greiner noted after discussions with the NHMA and Central NH Regional Planning Commission the application was deemed a merger with two additional lots being created. Chair Greiner noted there are grading & drainage issues going around the corner of New Road and the existing access on lot 21.1 is to be vacated with a new driveway to be erected. Chair Greiner stated the width of the shared driveway for lots 20 & 20.1 is twelve (12) feet and there was a discussion of vehicles passing each other with a bump out for fire apparatus. An email has been submitted by the Fire Chief / Road Agent as follows; *“I have looked at the road along the new road project and feel that the entrance for the shared driveway should be wide and flat enough to enter with a fire truck from either direction. They should also make sure that we have enough room to park and operate an engine in the split to the first house leaving room to still pass behind the operating truck. As far as the road goes we will need to allow water to run from the corner all the way to the wetland below the proposed shared entrance. They really need to cut the trees to the top of the bank and create a ditch and a back slope that is maintainable without giving up any road with. The proposed shared driveway will need a 15 inch culvert with enough ditch work to make it work. Unfortunately that means they will likely need to install a culvert in the existing driveway also. This is work that will have to be done if not now by the owner then it will be later and paid for by taxpayers. If the owner is not willing to do the work we will at least need an easement to cut the trees and dig the slope back to a 3:1 slope.”*

Chair Greiner opened the Public Hearing at 7:16 p.m. Joe Landry expressed concerns with the boundary markers not being at grade and he is an abutter so he wants to be sure the stakes are where they should be, Surveyor Bernier stated they were about thirty feet from the utility pole but he disagrees and feels they may have been vandalized. Joe Landry stated the lines have always been “spot on” according to the 1993 deed and requested they be checked. Surveyor Bernier agreed to review the markers with Joe Landry. There was a brief discussion regarding the results of the test pits. Chair Greiner noted the land used to be the site of a gravel pit, so the soil is 15-20 feet below grade. The Board also reviewed section #10 of the Subdivision Regulations which outlines the driveway details. Surveyor Bernier stated all of the driveways should be cut back away from the road or the water will run straight into the wetlands, so the slope should be cut into and daylighted into a grass swale (400 feet) past the other driveways. Surveyor Bernier explained that it is easier to have the property owner work with the Fire Chief / Road Agent. Surveyor Bernier stated an additional right-of-way has been included which has been tied to the easement (11.6 feet) across the street. Bill MacDuffie Jr. stated the trees need to

be cut along the whole curve and the sides for drainage. Chair Greiner stated he would like a note about the old access being vacated and Surveyor Bernier agreed.

Bill Thomas stated the Board should consider road upgrades because of the approved development on Raccoon Hill Road, New Road will see an increase in traffic and the road is not designed for what it sees now. Chair Greiner stated the Board has been playing catch up on its regulations and will need to decide on Impact Fees which it doesn't currently have, so the only things we can enforce are grading & drainage. Bill MacDuffie Jr. noted road improvements were negotiated when the other side of New Road was developed in 1991. Chair Greiner closed the public hearing at 8:06 p.m.

Joe Schmidl stated this application has a lot of constraints, site distance, wetlands and when the original subdivision was for three lots it was due to the natural constraints. Joe Schmidl stated he can't vote to approve this because of the common driveway. Joe Schmidl asked about the buildable area. Surveyor Bernier replied he is confident the calculation is correct. Joe Schmidl suggested cutting lot 20 in half. Surveyor Bernier stated the subdivision plan meets the zoning requirements, so it has been designed that way and the road frontage determines the traffic increase which the Board could map out. John Herbert made a **motion** to continue the public hearing with the date to be determined. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Conceptual Review of Boundary Line Adjustment between the Historical Society and Michael Prete - Joe Schmidl recused himself from the discussion, as he is involved with the Historical Society. Dave Rapalyea provided the Board with a copy of a highlighted tax map showing where they would like to have the property line adjusted. Dave Rapalyea explained that the Prete's driveway is on the Historical Society's land and is a liability issue but if they move the line, it would be creating more of a non-conformance. Chair Greiner replied this project would still need a Surveyor and asked if the Pretes could reconfigure their driveway. The Board reviewed page #14 of the Subdivision Regulations that stated they can not approve new lots, nonconforming lots, or greater nonconforming lots. Chair Greiner suggested language be crafted with an Attorney to Indemnify the Historical Society of liability or move the driveway.

Discussion on next steps to research Neuro Restorative and scheduling of Public Hearing continuance - Chair Greiner explained that there has been an appeal filed for rehearing that has been scheduled with the ZBA for January 14th, so the Planning Board can take no further action until the ZBA has made a decision. Mike Farrell submitted a list of potential research points and offered to email the list. Chair Greiner noted members will need to be assigned tasks and then they will need to schedule a work session with the applicant present.

OTHER BUSINESS – None at this time.

NEXT MEETING – February 1, 2021 @ 7:00 p.m.

ADJOURNMENT – John Herbert a **motion** to adjourn at 8:45 p.m. Joe Schmidl **seconded** the motion and the **motion passed unanimously**.

prepared by April Rollins, Planning Assistant