



SALISBURY PLANNING BOARD

Planning Board – Public Meeting October 19, 2009 Meeting Minutes

Joe Schmidl, Chairman	- Present	Raymond Deary – Alternate	- Present
Doug Greiner – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Absent
Al Romano - Member	- Absent	Ella Thomas – Alternate	- Absent
Anne Ross-Raymond – Member	- Present	Vacant – Alternate	- N/A
Joseph Laycox– Selectman Ex-Officio	- Absent	April Rollins, Planning Assistant	- Present

Visitors that signed the Sign-In Sheet: Anthony Vaudo, Webster Stout and Stephen Barrett.

Joe Schmidl opened the meeting at 7:00 p.m. and appointed Ray Deary as a voting member.

NEW BUSINESS

Review and approve the meeting minutes of October 5, 2009 - The Board reviewed the October 5, 2009 draft meeting minutes. Anne Ross-Raymond made a **motion to approve** the meeting minutes of October 5, 2009 as written. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Subdivision Application Review – A. Vaudo & G. Hampton (TML 256-2.01) – Webster Stout stated the subdivision of 137 Franklin Road was discussed with the Planning Board in late 2005, early 2006. Mr. Stout noted the property is a total of 8.8 acres, identified wetlands that includes Shaw Mill Pond, has a State approved septic design for the existing house lot and received State approved subdivision. Existing lot 256-2.01 would become 5.70 acres and the new lot 256-2.03 would be 3.10 acres. A waiver request was submitted to waive the Site Specific Soil Maps for lot 2.01 only. Mr. Stout noted the State driveway permit was submitted in 2005 and resubmitted for the current subdivision application, which should be okay but has not been received yet. The PB expressed concern with an existing pathway leading to Shaw Mill Pond from both of the lots, due to lack of drainage and the potential for pollution/silt in to the pond. The Board recommended language being added to the notes section of the subdivision plan stating; Foot path for pedestrian travel only – Not to be logged or graded as a road. Chair Schmidl noted the language would be at the discretion of the owner. The PB conducted a checklist review. The following items were deemed to be outstanding: 4(e) A new line type to be added for back property line, 5(g) State driveway permit, 5(n) Self imposed restriction – foot path language, 6(b) Boundary monuments – letter of date to be set and 6(e) Metes and bounds description. Doug Greiner made a **motion** to accept the subdivision application conditionally based on the open items from the checklist. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

Public Hearing – Subdivision of A. Vaudo & G. Hampton (TML 256-2.01) – Chair Schmidl opened the Public Hearing at 8:02 p.m. and no one from the public spoke. The Public Hearing was closed at 8:02 p.m. Anne Ross-Raymond made a **motion** to conduct a site walk of the property before making a decision regarding the subdivision. Doug Greiner **seconded** the motion and the **motion passed unanimously**. The PB will conduct a site walk on October 31, 2009 @ 9:00 a.m. and the Public Hearing will be continued on November 16, 2009.

LGC Annual 68th Conference - For more information please visit the following website;
www.nhlgc.org/LGCWebSite/Calendar/annualconference.htm

OLD BUSINESS

Subdivision Regulation changes – The Public Hearing for changes to the Subdivision Regulations is scheduled for November 16, 2009 at 7:00 p.m. upstairs in the Academy Hall.

Adjournment – Anne Ross-Raymond made a **motion** to adjourn at 8:26 p.m. and Ray Deary **seconded** the motion. The motion carried.

Next Meeting - *The Planning Board will meet at 7:00 p.m. on Monday, November 2, 2009 at the Academy Hall.*

Minutes prepared by April Rollins, Planning/Zoning Assistant