



# SALISBURY PLANNING BOARD

## Planning Board – Public Meeting November 2, 2009 Meeting Minutes

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

**Visitors that signed the Sign-In Sheet:** Lorna Carlisle, Cindy Owen, Ruth McCandless, Jeff McCandless, Stephen Barrett, Kathleen Doyle, Ken Ross-Raymond, Bill MacDuffie, Cindy Romano and Leon Kubiak.

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Joe Schmidl opened the meeting at 7:00 p.m.

### NEW BUSINESS

**Public Hearing – Open Space Development Ordinance (Final draft)** – Consultant, Jack Mettee welcomed all those in attendance. Consultant Mettee stated the PB received the HCPP grant in September 2008, the first Public Forum was held in November 2008 then four public workshop meeting took place and another Public Forum was held in September 2008. Consultant Mettee stated the proposed ordinance will be placed on a warrant article for Town Meeting and is hoping for the Town’s support. Consultant Mettee noted that the PB has been very diligent with all of the draft work. Consultant Mettee conducted a power point presentation and encouraged residents to ask questions during. Consultant Mettee referred to the Town’s Master Plan vision and housing goals, which he feels the PB has addressed in the OSD Ordinance. Consultant Mettee stated Open Space Development would allow for the Town’s natural resources (agricultural/farms) to be protected but currently there is nothing in place. Consultant Mettee stated the Town’s conventional zoning (2 acres) can create a rural development sprawl with a higher density and Open Space Development balances development with open space protection. Consultant Mettee provided an example of a building site before development, a building site with conventional 2 acre zoning and a building site developed under the OSD Ordinance. Consultant Mettee reviewed sections of the proposed OSD Ordinance. Consultant Mettee noted he would like to add some monitoring to the current proposal. Consultant Mettee noted that a subdivision of 20 acres or more may be considered but OSD is optional not mandatory and would be reviewed the same way conventional subdivisions are. Vice Chair Greiner stated the PB is trying to build in flexibility to encourage open space development and if the Board made OSD mandatory then people would feel threatened.

#### Advantages of Open Space Development

- Preserve open space & natural resources
- Preserve landscapes that define rural character
- Accommodate growth
- Allows developers to develop
- Allows farmers/landowners to get rightful equity
- May not have any cost to Town
- Reduce cost of construction and maintenance

Consultant Mettee stated the PB will finalize the OSD draft and a final Public Hearing will be held in January before being placed on the warrant for March Town Meeting. Bill MacDuffie stated the proposed ordinance is 20-years too late. Chair Schmidl stated he wants residents to understand the ordinance and encouraged those in attendance to talk with friends & neighbors, for their support as well.

Copies of the power point presentation and the OSD Ordinance are available at the Academy Hall

**OLD BUSINESS** – None at this time.

**Adjournment** – Anne Ross-Raymond made a **motion** to adjourn at 8:10 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 16, 2009 at the Academy Hall.*

Minutes prepared by April Rollins, Planning/Zoning Assistant