



# SALISBURY PLANNING BOARD

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

Ruth McCandless, Chairwoman	- Present	Pat McDonough – Alternate	- Present
Joe Schmidl – Vice Chairman/Secretary	- Present	Raymond Deary – Alternate	- Present
Doug Greiner - Member	- Present	Al Romano – Alternate	- Absent
Anne Ross-Raymond – Member	- Present	Bob Carr – Alternate	- Absent
Mike Dipre – Selectman Ex-Officio	- Present	April Rollins, Planning Assistant	- Present

**Visitors that signed the Sign-In Sheet:** Fred Merrill, Lorna Carlisle, Consultant Jack Mettee and Ben Frost of the NH Housing Authority.

\*\*\*\*\*

Chairwoman McCandless opened the meeting at 7:00 p.m.

### NEW BUSINESS

**Review and approve the meeting minutes of January 19, 2009** - The Board reviewed the January 19, 2009 draft meeting minutes. Vice Chair Schmidl made a **motion to approve** the meeting minutes of January 19, 2009 with changes. Doug Greiner **seconded** the motion and the **motion passed unanimously**.

**HCPP Grant – Audit Report dated 2/2/2009** – Jack Mettee provided the PB with an Audit report of the Town’s Zoning Ordinance and Subdivision Regulations for inclusion of an Open Space Development (OSD) amendment. Mr. Mettee and the PB reviewed the audit report. Mr. Mettee stated the report shows each Article (paraphrased) with his comments/recommendations shown to the right. Mr. Mettee stated additional definitions relative to Open Space Development would be needed, if adopted and one Warrant Article with all changes could be submitted at Town Meeting in 2010. Doug Greiner stated he feels OSD should be kept in a separate section by itself. Chair McCandless stated references to the OSD section could be made throughout the Subdivision Regulations and Zoning Ordinances. Mr. Mettee stated the pieces of the OSD ordinance would need to be established, to be included in the Town’s Zoning Ordinance and Subdivision Regulations. Mr. Mettee offered to provide basic examples with consideration of more stringent regulations as well. Mr. Mettee stated the Zoning Ordinance and Subdivision Regulations should be rewritten and then reorganized. A tentative meeting date was set for April 20, 2009. Chair McCandless noted the “mid-term” report for the HCPP Grant is due to the Office of Energy and Planning. Mr. Mettee offered to submit the report in a power-point format. Copies of the Audit Report are available at the Town Office.

**Ben Frost, Director of Public Affairs Re: SB 342, Workforce Housing** – Ben Frost provided the PB with an eleven page handout, explaining the Workforce Housing Law that becomes effective on July, 1 2009 due to the adoption of SB 342 by the Legislature in 2008. Mr. Frost stated there are currently two bills in the House (HB #94 and HB #321) regarding workforce housing, one is to form a study committee and the other is to delay the effective date of SB 342. Chair McCandless asked Mr. Frost what the Town would need to do, in order to be in compliance and Mr. Frost replied the best way to meet the statute would be through inclusionary zoning, while providing density bonuses (10-13 units with 3 units of affordable housing). Mr. Frost reviewed the handout with the PB and provided a brief history of how workforce housing was developed in to law (Britton v. Chester (1991)). Mr. Frost referred to RSA 674:59 and noted the Town would need to review its Zoning Ordinances. Mr. Frost stated the economic viability of development would need to be looked at, whereas it was not considered before and would be part of an area variance considered by the

ZBA with an appeal process for the applicant /developer (RSA 674:61). Doug Greiner asked if the developer could hire someone to determine the workforce housing's economic viability and Mr. Frost replied yes, that is one route that could be taken. Mr. Frost noted the Town will need to track workforce housing within the community. Mr. Frost referred to RSA 674:60, Procedures (application). Mr. Frost stated if the house is already built then it would just need to be deemed affordable. The PB discussed at great length how they could be proactive to implement the law. Mr. Frost noted that if the Town is proactive with an ordinance to control the process, then they will be okay but if nothing is in place, then the builder/developer has control. The PB thanked Ben Frost for his time. Copies of the Workforce Housing Law handout will also be made available for those interested.

**Innovative Land Use Techniques** – Copy received.

**NH Planning Land Use Regulations handbook 2008-2009** – Booklets received and distributed.

## **OLD BUSINESS**

**Fred Merrill Re: Loverin Hill Road** – Mr. Merrill informed the PB that there is still a boundary dispute, which is being handled by an Attorney and asked what the current status is for Loverin Hill Road. Chair McCandless provided Mr. Merrill with an update. The PB also reviewed an article printed in the Union Leader on January 26, 2009 Re: Gary Bardsley.

**Jody Pellatt Re: Lot Line Adjustment** – PA Rollins informed the Board she has been in contact with Ms. Pellatt regarding submission of new deeds to proceed with the Lot Line adjustment application. The PB is waiting for the new deeds to be recorded and submission of a new lot line adjustment application, before they can proceed.

**Adjournment** – The PB adjourned at 9:11 p.m.

**Next Meeting** - *The Planning Board will meet at 7:00 p.m. on Monday, February 16, 2009 at the Academy Hall.*

Minutes prepared by April Rollins, Planning/Zoning Assistant