



# SALISBURY PLANNING BOARD

## Planning Board – Public Meeting May 4, 2009 Meeting Minutes

Joe Schmidl, Chairman	- Present	Raymond Deary – Alternate	- Present
Doug Greiner – Vice Chairman/Secretary	- Present	Pat McDonough – Alternate	- Present
Al Romano - Member	- Present	Vacant – Alternate	- Absent
Anne Ross-Raymond – Member	- Present	Vacant – Alternate	- Absent
Joseph Laycox– Selectman Ex-Officio	- Present	April Rollins, Planning Assistant	- Present

### Visitors that signed the Sign-In Sheet: Consultant Jack Mettee

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Joe Schmidl opened the meeting at 7:01 p.m.

### NEW BUSINESS

**Review and approve the meeting minutes of April 20, 2009** - The Board reviewed the April 20, 2009 draft meeting minutes and requested that Fred Merrill be changed to Frank Merrill. PA Rollins noted the nomination vote for the CNHRPC Representatives has been included as well. Al Romano made a **motion to approve** the meeting minutes of April 20, 2009 with the changes noted above. Doug Greiner **seconded** the motion and the **motion passed unanimously**.

### **Draft of the proposed Open Space Development Ordinance – review with Consultant Mettee –**

Consultant Mettee provided the PB with a copy of the proposed Open Space Development Ordinance dated 4/30/09. Mr. Mettee referred to the “Recommended Elements” section of the handout that was provided at the Planning Board’s meeting on March 16, 2009. Consultant Mettee and the PB reviewed the OSD Ordinance draft.

**Section #1 Authority**, no changes.

**Section #2 Purpose**, the word conservation was changed to Open Space.

**Section #3 Objectives**, no changes.

**Section #4 Definitions**, Consultant Mettee proposed bringing some of the OSD definitions forward in to the Subdivision Regulation’s definition section. Mr. Mettee stated the definition “Common Area” is a sub-set of the definition “Designated Open Space” and the PB may want to consider placing “Common Area” under “Designated Open Space”. Mr. Mettee noted he would also be making recommended changes to the subdivision regulations.

**Section #5 Applicability**, Mr. Mettee stated the PB would need to include authority for enforcement & penalties. A reference was made to Article #19 of the current subdivision regulations that may also need amendments. The review process (e.) may need to be more detailed. The word “Deeds” was added to (f.) after the word “any” in the second sentence.

**Section #6 Permitted Uses**, the word “Development” was added to (b.) after the words Open Space.

**Section #7 Development Density**, The PB discussed the two different proposed methods (Yield Plan vs. Formula Approach) of determining the number of OSD dwellings. The PB agreed that a Yield Plan only would be used. All of the Formula language will be removed.

**Section #8 Procedural Requirements**, the word conservation was changed to Open Space, in the third sentence.

**Section #9 Lot and Dimensional Requirements**, Vice Chair Greiner suggested separating (a.) the dimensions for the residential district and the agricultural district. The PB agreed.

**Section #10 Permissible Uses**, in paragraph (a.) Option A was removed and the entire paragraph (b.) was removed. Consultant Mettee noted that the PB may want to add other permitted uses to paragraph (d.) **Section K Protection & Management of Open Space**, no changes.

The PB will discuss and make changes to the proposed Open Space Development Ordinances further at their 5/18/09 meeting. Copies of the DRAFT proposal are available at the Selectmen's Office.

**OLD BUSINESS** – None at this time.

**Adjournment** – The PB adjourned at 9:17 p.m.

**Next Meeting** - *The Planning Board will meet at 7:00 p.m. on Monday, May 18, 2009 at the Academy Hall.*

Minutes prepared by April Rollins, Planning/Zoning Assistant