



SALISBURY PLANNING BOARD

Planning Board – Public Meeting July 6, 2009 Meeting Minutes

Joe Schmidl, Chairman	- Absent	Raymond Deary – Alternate	- Absent
Doug Greiner – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Absent
Al Romano - Member	- Present	Ella Thomas – Alternate	- Present
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: Howard Pellatt, Jody Pellatt, Peter Weeks, Peter Graham and Lisa Graham.

Doug Greiner opened the meeting at 7:07 p.m.

OLD BUSINESS - None

NEW BUSINESS

Review and approve the meeting minutes of June 15, 2009 - The Board reviewed the June 15, 2009 draft meeting minutes and requested Joe Laycox’s attendance be changed to “present”. Joe Laycox made a **motion to approve** the meeting minutes of June 15, 2009. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

Lot Line Adjustment Application review for Pellatt/Graham – TML #210.30 & #210.31, Howard Pellatt stated the lot line adjustment (LLA) is to adjust for the stairs, which are on the Graham’s property. Mr. Pellatt noted that all of the deeds have been recorded from the 2005 lot consolidation (Drew) that was approved by the Planning Board. Mr. Pellatt referred to the PB’s meeting minutes of 6/16/08. Mr. Pellatt stated the property setbacks have been added to the plan as well as the other lots. A waiver request was submitted for buildable area, lot & block configuration, lot details, open space, surveying, permits and other documentation, preservation and existing features & topographic details. After review of the waiver, the Board agreed the only section they would not agree to waive is Section VI, 16 of the subdivision regulations. The PB conducted a LLA checklist review of the Pellatt’s application and reviewed the 2005 consolidation plans to be sure the deeds were filed properly. The PB determined the deeds were sufficient. The following items were deemed outstanding; Abutters, William & Susan Moyer and Joanne DeBold need to be added to the map (2a) and the existing septic needs to be shown on the map (4m). The PB also requested that a copy of the right-of-way (ROW) deed be supplied (note #7) and Mr. Weeks provided the PB with a copy of the ROW deed at the meeting. Anne Ross-Raymond made a **motion** to grant the waiver request with the exception of #16. Joe Laycox **seconded** the motion and the **motion passed unanimously**.

Vice Chair Greiner opened the Public Hearing at 8:17 p.m. Ken Ross-Raymond asked if the road’s name was First Avenue or First Road. The PB reviewed the Town’s tax maps and concluded that map should reflect the road’s name as First Road. No other comments were made. The Public Hearing was closed at 8:20 p.m.

Al Romano made a **motion** to accept the Pellatt’s LLA application and plan with the three conditions noted. Joe Laycox **seconded** the motion and the **motion passed unanimously**.

Conceptual subdivision review with Stacia Eastman – PA Rollins informed the Board that an email was received from Mrs. Eastman cancelling the conceptual meeting.

Conceptual subdivision review with Doug Sweet Re: Loop property – An email was received stating the Loop Family would like to postpone their conceptual meeting.

Correspondence

- 1) CTAP Local Government Cluster Workshop – Scheduled for 7/22/09 at the Dunbarton Elementary School.
- 2) Police Chief Frank Jones Re: Training for possible robbery attempts – Scheduled for 7/14/09 from 6-8:30 p.m.
- 3) Memo from BOS Re: Public Meetings, RSA 91-A:3,II – The PB reviewed.
- 4) CNHRPC – Copy of the 2009 Central NH Regional Housing Needs Assessment.

Adjournment – The PB adjourned at 8:40 p.m.

Next Meeting - *The Planning Board will meet at 7:00 p.m. on Monday, July 20, 2009 at the Academy Hall.*

Minutes prepared by April Rollins, Planning/Zoning Assistant