



SALISBURY PLANNING BOARD

Planning Board – Public Meeting November 1, 2010 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
Karen Sheldon – Selectman Ex-Officio	- Present	April Rollins, Planning Assistant	- Present

Visitors that signed the Sign-In Sheet: None.

Vice Chair Greiner opened the meeting at 7:05 p.m.

NEW BUSINESS

Review and approve the meeting minutes of October 4, 2010 – The Board reviewed the October 4, 2010 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes of October 4, 2010 with changes to Ray Deary’s attendance and the next meeting date. Ray Deary **seconded** the motion and the **motion passed unanimously**.

OLD BUSINESS

Site Plan Review Checklist - PA Rollins reported that the document is still being formatted.

Workforce Housing – Discussion – PA Rollins provided the PB with sample ordinances from the Towns of Atkinson & Warner. The PB reviewed the samples and the definition of “Workforce Housing”. Vice Chair Greiner offered to contact Consultant Jack Mettee for additional samples. Chair Schmidl noted the PB does not need real hard numbers to create the ordinance. Vice Chair Greiner stated a practical outline is needed with a reasonable approach. The Board reviewed RSA 674:21, Inclusionary Zoning. Anne Ross-Raymond stated if the Town already has acceptable workforce housing then it would be exempt from the requirement to provide without making big incentives. Vice Chair Greiner stated incentives would be needed because a standard home on a two acre lot would not be affordable. Chair Schmidl offered to check with the Central NH Regional Planning Commission, to see what materials they may have concerning Workforce Housing. Vice Chair Greiner stated the different sections of housing need to be looked at through the Town’s Assessing Company. Al Romano noted the Town may already have some workforce housing. PA Rollins stated she could run a report from the Avitar software of homes that are less than \$150K and/or less than 2 acres for the Board’s next meeting. Vice Chair Greiner suggested the Board work on a Multi-Family Ordinance in conjunction with Workforce Housing.

Correspondence

Memo from the Selectmen Re: Spending Freeze –Under advisement.

NH Local Government Center Annual Conference – November 17th through the 19th @ the Radisson located in Manchester.

ADJOURNMENT –The Planning Board adjourned at 8:14 p.m.

NEXT MEETING - *The Planning Board will meet at 7:00 p.m. on Monday, December 6, 2010 at the Academy Hall.*

Minutes prepared by April Rollins, Planning/Zoning Assistant