



SALISBURY PLANNING BOARD

Planning Board – Public Meeting October 24, 2011 Meeting Minutes

Joe Schmidl, Chairman	- Absent	Raymond Deary – Alternate	- Present
Doug Greiner – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Present
Al Romano - Member	- Absent	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: Cindy Owen.

Acting Chair Greiner opened the meeting at 7:04 p.m. Ray Deary and Stacia Eastman were appointed to act as voting members.

Review and approve the meeting minutes of October 17, 2011 – The Board reviewed the October 17, 2011 draft meeting minutes. Karen Sheldon made a **motion** to review the meeting tapes regarding the waiver motion and delay approval until next meeting. Stacia Eastman **seconded** the motion and the **motion passed unanimously**.

Public Hearing Continuance – Schmidl/Owen Subdivision – Tax Map 238, Lot 24 - 61 Loverin Hill Road – Anne Ross-Raymond recused herself as a member of the PB. Cindy Owen was present and Joseph Schmidl was present via telephone, for questions.

Cindy Owen provided revised subdivision plans to the PB. Acting Chair Greiner reviewed the outstanding items on the checklist.

2(b) – All reference plans, Acting Chair Greiner referred to RSA 672:14 that is in the Subdivision Regulations and noted the metes & bounds are a distance & bearing. Selectwoman Sheldon asked if the reference plans refer to other deeds with metes & bounds. Acting Chair Greiner replied yes, at the last meeting the PB discussed having all of the reference plans noted surrounding the property (TML #238-24), to make it more tangible. Acting Chair Greiner informed the PB, he has spoken with another Land Surveyor who notes the reference plans under each abutter, to help define the area. Acting Chair Greiner noted plan references have been added to the notes section (1-5) but only references to 3 & 4 were on the actual plans. Joe Schmidl (via phone) stated there are no plans references for those (1, 2 & 5). Anne Ross-Raymond noted there is no plan for her property either, all that exists is a 200 year old boundary description. Acting Chair Greiner noted that physical features can change over time and that this item should be left as an open item to further discuss.

2(n) – Waiver Request, Stamp & Signature of Professionals. Acting Chair Greiner noted the Surveyor's stamp is the same and Joe Schmidl will stamp the plans when he returns from his business trip. Selectwoman Sheldon suggested a condition be placed that the waiver can be approved with a survey supplied by the conservation easement. The PB reviewed a newly submitted waiver, with the addition of two sentences to the end of the request that read, “The boundaries of Lot 24 are uncontested, and marked by stonewalls, and granite and iron monuments, and an ancient sugar maple tree. Lot 24 will be surveyed in the near future in order to support a permanent conservation easement anticipated in 2012”.

2(i) – Note 11 b., the note was changed but the item needs to be graphically corrected on the plan.

4(f) – *Zoning District*, Corrected.

4(g) – *Ledge*, Note added.

4(n) – *Soil details for each lot*. New schedules added.

4(q) – *Wetlands*, a “light hatch” could not be applied to illustrate the wetland areas on Sheet 1 but it was applied to the wetland areas on sheet 2. All wetland areas are clearly identified.

5(g) – *Driveway permit*, PA Rollins reported the permit was received on 10/18/11.

6(a) – *Benchmark & Datum Sources*, Received.

6(b) – *Boundary monumentation*, Acting Chair Greiner stated that the stonewalls have been illustrated but a note has not been added to both sheets saying, Tax Map 238-Lot 24 will have a full metes and bounds survey when the conservation easement is created and the new plat and boundary survey is registered.

6(e) – *Metes & Bounds description for TML# 238-24 (141 acres)*. Acting Chair Greiner stated there is a reason why this is on the checklist and PA Rollins pulled various subdivision plans with full metes & bounds boundary surveys were provided at one point or another for the large lots that are subdivided with one or two small lots. Selectwoman Sheldon asked if the metes & bounds would be done with the easement and Acting Chair Greiner replied yes. Stacia Eastman noted the survey is also needed for the tax map information for the Town, in order to protect the homeowner.

Acting Chair Greiner stated there are three things the PB could do from this point; 1) Vote for another continuance 2) Deny the application and 3) Approve with conditions. Selectwoman Sheldon feels it should be approved with the condition that the subdivision plan state somewhere that the applicant shall supply a full metes and bounds survey upon completion of the Conservation Easement. Acting Chair Greiner stated the problem is the PB is trying to approve something that hasn't happened yet and the board has been placed in an awkward position. Ray Deary stated if the board is concerned about setting a precedent then maybe Town Counsel should be involved. Selectwoman Sheldon replied she is not scared, they are just being careful.

Selectwoman Sheldon made a **motion** to approve the waiver request as written. Ray Deary **seconded** the motion and the **motion passed unanimously**.

The Public Hearing was opened and closed at 8:11 p.m.

Anne Ross Raymond commented that the proposed conservation easement was a benefit to the town and the applicant should be commended for this proposal.

Application - Ray Deary made a **motion** that a note be added to the plan stating; A full metes & bounds survey will be provided for Tax map 238, Lot 24 as a result of completing a permanent conservation easement. Selectwoman Sheldon **seconded** the motion and the **motion passed unanimously**.

Ray Deary made a **motion** that a note be added to the plan stating; the conservation easement's metes & bounds plat will be recorded at the Merrimack County Registry of Deeds and supplied to the Town of Salisbury. Selectwoman Sheldon **seconded** the motion and the **motion passed unanimously**.

Selectwoman Sheldon made a **motion** that 2(i) be corrected graphically. Stacia Eastman **seconded** the motion and the **motion passed unanimously**.

Ray Deary made a **motion** that a note be added to the plan stating; There will be no further subdivision of Tax Map 238, Lot 24 until such time as a full boundary survey has been completed. Selectwoman Sheldon **seconded** the motion and the **motion passed unanimously**.

Ray Deary made a **motion** to approve the Schmidl/Owen Subdivision application with the conditions voted upon above. Stacia Eastman **seconded** the motion and the **motion passed unanimously**.

Checklist & Subdivision Regulations – Insertion for Recording Requirements – Tabled.

Correspondence – None at this time.

ADJOURNMENT –The Planning Board adjourned at 8:43 p.m.

NEXT MEETING – Monday, December 5, 2011 at 7:00 p.m.

Minutes prepared by April Rollins, Planning/Zoning Assistant