



SALISBURY PLANNING BOARD

Planning Board – Public Meeting March 7, 2011 Meeting Minutes

Joe Schmidl, Chairman	- Present	Raymond Deary – Alternate	- Present
Doug Greiner – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Present
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: Cindy Owen and Leon Riel

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

NEW BUSINESS

Review and approve the meeting minutes of February 7, 2011 – The Board reviewed the February 7, 2011 draft meeting minutes. Ray Deary made a **motion** to approve the meeting minutes of February 7, 2011 with a corrected next meeting date. Selectwoman Sheldon **seconded** the motion and the **motion passed unanimously**.

Conceptual Review – Joseph Schmidl Re: Loverin Hill Road (Tax Map 238 Lot 24) – Joseph Schmidl, Anne Ross-Raymond (abutter) and Al Romano (abutter) all recused themselves from the Planning Board. Vice Chair Greiner noted the conceptual discussion would be for a 3-lot subdivision on Loverin Hill Road. Mr. Schmidl provided the PB with a presentation of the Town’s assessor’s map which lists the property as being a total of 172 acres. Mr. Schmidl stated there was no boundary line between map 238 and map 240 but a boundary line agreement was reached with the other property owner (Susan Moore) and was recorded at the Merrimack County Registry of Deeds. Mr. Schmidl stated after deed research the line was marked by a stone wall as the old “Pettingill” line, so his property is currently 154 acres with one existing house located on it. Mr. Schmidl noted that 15 acres along the road is not in current use, another 15 acres is in agricultural current use, the rest of the acreage is managed hardwood and would eventually like to put the land in a permanent conservation easement open to recreation and wildlife. Mr. Schmidl stated there is 900 feet of frontage on Loverin Hill Road until the road becomes discontinued which should allow for 4-lots to be subdivided, a lot with the existing house (2.44 acres), two vacant lots (2.17 acres & 2.22 acres) and the remaining acreage for his home. Mr. Schmidl noted the existing house lot has a long septic system next to the home, so he cannot do straight lots and does not want an easement. Vice Chair Greiner noted that the curve in the property lines would affect the value of the lots and the setbacks. Selectwoman Sheldon asked about the stonewall running through the middle of the vacant lot, if it could be moved and Mr. Schmidl replied if the stonewall was a boundary line then it could not be touched but internal walls can be. Mr. Schmidl stated the conservation easement may not be handled by the Town’s Conservation Commission because the property may not necessarily remain in a permanent conservation easement.

Mr. Schmidl stated the subdivision would be considered major and the Town would require fire protection with room for a cistern which would be expensive. Selectwoman Sheldon suggested plastic vs. concrete. Vice Chair Greiner asked if 3 lots instead of 4 could be a consideration as a strategy to buy time without the cistern (NFPA Standard No.1142) because he is unsure of why or how the requirement came to be. Mr. Schmidl noted that he believes in fire protection but may request a waiver because of the expense, as well as a waiver for topography and a partially certified survey. Mr. Schmidl noted the new lots would need to be surveyed by a Licensed Surveyor.

OLD BUSINESS

Workforce Housing Ordinance – Discussion/Work Session – Chair Schmidl provided the PB with the 2010 Workforce Housing Purchase & Rent Limits, RSA 674:58-61 by County. Chair Schmidl noted that these are the numbers the PB is suppose to working from and all of the housing stock needs to be looked at to see how many homes are under \$238,000 dollars. PA Rollins was asked to get the Town’s Equalization value and a list of all properties under \$238K. Al Romano noted he agrees an ordinance is needed and the information shows the Town may have compliance. Vice Chair Greiner suggested proposing something now, so there is something in place to govern the Town. The PB discussed deed restrictions, purchase price, reduced land values and reviewed the statute. Al Romano noted that the reference to ”fair share” is not defined. Chair Schmidl will ask Matt Monahan of CNHRPC to attend the PB’s next meeting for a work session with the Zoning Board and Selectman to be invited.

ADJOURNMENT –The Planning Board adjourned at 9:13 p.m.

NEXT MEETING - *The Planning Board will meet at 7:00 p.m. on Monday, April 4, 2011 at the Academy Hall (upstairs).*

Minutes prepared by April Rollins, Planning/Zoning Assistant