



SALISBURY PLANNING BOARD

Planning Board – Public Meeting June 6, 2011 Meeting Minutes

Joe Schmidl, Chairman	- Absent	Raymond Deary – Alternate	- Absent
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	- Absent	April Rollins, Planning Assistant	- Present

Visitors that signed the Sign-In Sheet: Webster Stout, Rick Chandler, Chuck Bodien, Greg Ballam and Chris Preble.

Acting Chair, Vice Chair Greiner opened the meeting at 7:04 p.m. and appointed Stacia Eastman to act as a voting member.

NEW BUSINESS

Review and approve the meeting minutes of May 2, 2011 – The Board reviewed the May 2, 2011 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes of May 2, 2011 without amendments. Al Romano **seconded** the motion and the **motion passed unanimously**.

Subdivision/Lot Line Adjustment Application – Bodien, Chuck & Marybeth, 165 Raccoon Hill Road, TML # 236 – 1.1, 1.2 & 2 – Land Surveyor, Web Stout stated the Bodiens are proposing a lot line adjustment and a subdivision to the property located on Raccoon Hill Road, which is one tract of land with a residence. Surveyor Stout stated the lot line adjustment would be made to the piece of property with the existing building (236-2, 2.246 acres) to provide enough frontage for the abutting 10 acre parcel to be cut in half, to make two 5 acre parcels. Surveyor Stout noted that because the parcels are over 5 acres State Subdivision approval is not needed and a waiver has been submitted for test pits/percolation results because there is septic on the existing residence. Surveyor Stout noted that 70% of the minimum contiguous buildable area has been demonstrated and Peter Schauer was the Wetlands Scientists.

Anne Ross-Raymond asked why the gradients were not completed and Surveyor Stout replied he has walked the property, which were mostly wetlands. Vice Chair Greiner stated what if someone wanted to build without the wetlands delineated, the PB and the buyer would not know what the impact to the property would be. Surveyor Stout stated if someone were to try and build on the back of the property (236-1.2, 5.118 acres) the wetlands crossing would be very expensive. Vice Chair Greiner asked if the wetlands continued on to the other lot (236-1.1, 5.191 acres) and Surveyor Stout replied yes, they creep a little in to the center line of the property. Vice Chair Greiner asked why they are requesting a waiver for the test pits. Surveyor Stout stated both lots are over 5 acres, so the test pits would be needed for a septic system when they are ready to build but there is plenty of room. Anne Ross-Raymond stated the Planning Board has approved waivers on test pits for larger sized lots but not for a 5 acre lot. Vice Chair Greiner noted it is due diligence of the PB to be sure the properties are adequate for a septic system. Surveyor Stout noted the test pits are usually not shown except for maybe a location. Vice Chair Greiner made a **motion** to make a decision on the waiver requests last after the checklist is complete. Anne Ross-Raymond **seconded** the motion and the **motion carried**.

- Checklist Review's open items – 2(b) All reference plans – reference to plan #1
2(m) Signature block – the wording “lot line adjustment” added
3(f) Street location – add number (165)
4(c) Frontage – show for existing lot
4(d) Flood Elevation – add to notes
4(m) Slopes in excess of 30% - change color
4(l) Percolation – for two proposed lots
4(p) Test pits data & locations - for two proposed lots
6(b) Boundary monumentation – 500 ft. center line between 1.1 & 1.2
6(e) Metes & Bounds descriptions – for all, 5 total

Al Romano made a **motion** to accept no test pits/percolation results for the existing property and deny the waiver for test pits/percolation results for the two proposed lots. Anne Ross-Raymond **seconded** the motion and the **motion carried**.

Al Romano made a **motion** to approve the second waiver for checklist items 6(d) topography and 4(q) wetlands (partial), contingent upon a site walk. Stacia Eastman **seconded** the motion and the **motion carried**. **Site walk will be held on Monday, 6/20/11 @ 6:00 p.m.**

Al Romano made a **motion** to approve the Subdivision / Lot Line Adjustment application for the Bodiens as complete with the exceptions as noted. Anne Ross-Raymond **seconded** the motion and the **motion carried**.

Lot Line Adjustment Application – Chris Preble/Barbara Voege, TML# 241-28&29 - Land Surveyor, Web Stout stated both properties are approximately 5.5 acres with 2,350 sq. ft. being annexed to TML#241-28 (Chris Preble). Surveyor Stout noted that both properties used to be two lots but were eventually merged. Surveyor Stout informed the PB that the piece being annexed use to be the foundation of the original farmhouse and the new property line will run along the stonewall perpendicular to the road. The new acreage will be 5.915 acres for TML#241-29, Voege and 5.448 acres for TML#241-28, Preble. Anne Ross-Raymond asked if the Voege property was for sale and Surveyor Stout replied yes. Surveyor Stout stated there are no reference plans for that side of South Road.

The PB reviewed the Lot Line Adjustment Checklist and there were no outstanding/open items.

Al Romano made a **motion** to accept the Preble/Voege Lot Line Adjustment application as complete. Anne Ross-Raymond **seconded** the motion and the **motion carried**.

Correspondence – None at this time.

ADJOURNMENT –The Planning Board adjourned at 9:29 p.m.

NEXT MEETING - *The Planning Board will meet at 6:00 p.m. on Monday, June 20, 2011 at 165 Raccoon Hill Road, in order to conduct a site walk. A meeting will not be held on Monday, July 4, 2011 due to the holiday weekend but they will meet on the 3rd Monday, July 18, 2011 @ 7:00 p.m. at the Academy Hall (upstairs).*

Minutes prepared by April Rollins, Planning/Zoning Assistant