



# SALISBURY PLANNING BOARD

## Planning Board – Public Meeting November 5, 2012 Meeting Minutes

Joe Schmidl, Chairman	- Present	Al Romano – Alternate	- Absent
Doug Greiner – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Absent
Raymond Deary - Member	- Present	Vacant – Alternate	- N/A
Anne Ross-Raymond – Member	- Present	Vacant – Alternate	- N/A
Karen Sheldon – Selectman Ex-Officio	- Present	April Rollins, Planning Assistant	- Present

**Visitors:** Selectman Ross-Raymond

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Chair Schmidl opened the meeting at 7:00 p.m.

**Review and approve the meeting minutes of October 1, 2012** – The Board reviewed the October 1, 2012 draft meeting minutes. Ray Deary made a **motion** to approve the meeting minutes of October 1, 2012 with one correction, in the CIP section. Selectman Sheldon **seconded** the motion and the **motion passed unanimously**.

**CPG Grant – Meeting with Consultant Jack Mettee** – The PB reviewed Consultant’s Mettee’s Agreement dated 10/30/12. Chair Schmidl stated he strongly recommends the Zoning Board attend all of the joint meetings. Mr. Mettee informed the PB that he would first be reviewing & updating the previous audit from the previous grant. Chair Schmidl stated the PB has changed a few things, so he may not see some of the things that were there before. Mr. Mettee stated then there would be a review of the multi-family regulations and provide a better solution for accessory dwelling units. Mr. Mettee noted he recently read an article regarding accessory dwelling units in New Hampshire and the State seems to be ahead of the curve because multi generational living seems to be creeping up. Mr. Mettee stated thirdly, the “Village District” zoning would be addressed and Community Outreach would be the fourth piece. Mr. Mettee asked the PB to think about some of the groups in Town for personal discussion, one requirement of the grant is to reach people that wouldn’t normally be part of the process. Mr. Mettee stated he would need a list of 5-10 groups. PA Rollins was asked to compile the list. Chair Schmidl stated he feels a lot of people will feel affected by the multi-family and accessory dwelling units. Selectman Sheldon asked if accessory dwelling units can be defined. Mr. Mettee replied yes, it would be a separate unit from the primary residence and read the statutory definition. Mr. Mettee stated it needs to be defined specifically as to what it is; with the owner living in one of the units but this is all in the context of demographics and could already be happening, so the board needs to make sure it is done right because of life safety issues.

### Community Planning Project Grant Timeline for Meetings & Public Forums

<u>Task</u>	<u>Planning Board Meeting</u>	<u>Public Forum</u>
Audit Review	December 17, 2012	January 7, 2013
Multi-Family and Accessory Dwelling Units	February 4, 2013	March 18, 2013
Village District Zoning	April 1, 2013	May 6, 2013
Community Outreach	n/a	June 3, 2013

Chair Schmidl stated all three of the Public Forums should be advertised over the six month period, after that has been completed we (PB) will have another six months to prepare Warrant Articles for the 2013 Town Meeting. The agreement dated 10/30/12 will be sent to the Selectmen for signature.

**Capital Improvements Program – Department Head Meetings** The PB reviewed an updated CIP spreadsheet. Vice Chair Greiner pointed out that Center Road has already been paved this year but the spreadsheet indicates 2013. The PB asked PA Rollins to address the matter with RA MacDuffie.

- 1) **Transfer Station**, Ed Sawyer was not present. PA Rollins stated she spoke with Mr. Sawyer, who would like to see the Building & Repairs (housing for modifications) line increased to \$21,000 dollars. Making each line \$7,000 dollars from 2013 to 2015. Mr. Sawyer also asked that the 2016 figure (\$1,353 dollars) for power to the station be added to the \$5K for 2015 (\$6,353 dollars), so that everything happens in the same year. Ray Deary made a **motion** to approve the Capital Improvements Program with the addition of a highway project name. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**. PA Rollins to provide the BOS with an updated CIP spreadsheet.

**2013 Planning Board Budget** – Chair Schmidl reported the budget would be level funded this year. Vice Chair Greiner asked what would happen if there was an influx of subdivision applications, would PA Rollins' time be covered. Selectman Ross-Raymond stated some of the costs are covered by fees but her time would be covered. Selectman Ross-Raymond informed the PB that the tax rate has increased by \$5 dollars per thousand and \$4 dollars of that increase is the School District. Selectman Ross-Raymond noted the number of students has remained about the same over the past ten years. Selectman Ross-Raymond strongly encourages residents to attend the School District's Budget Meeting this year.

**Correspondence** – UNH Cooperative Extension is holding a workshop on Forest Laws for Municipal Officials on Tuesday, November 27, 2012 at the Ahern Building in Unity and Thursday November 29, 2012 at the Barnstead Town Hall 8:00 a.m. to 3:00 p.m.

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

**NEXT MEETING** – Monday, December 3, 2012 at 7:00 p.m., upstairs at the Academy Hall

Minutes prepared by April Rollins, Planning/Zoning Assistant