



SALISBURY PLANNING BOARD

Planning Board – Public Meeting January 2, 2012 Meeting Minutes

Joe Schmidl, Chairman	- Present	Raymond Deary – Alternate	- Present
Doug Greiner – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Absent
Al Romano - Member	- Absent	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: None.

Chair Schmidl opened the meeting at 7:03 p.m. Ray Deary was appointed to act as voting member.

Review and approve the meeting minutes of December 5, 2011 – The Board reviewed the December 5, 2011 draft meeting minutes. Vice Chair Greiner made a **motion** to approve the meeting minutes with one correction to the next meeting date. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Checklist & Subdivision Regulations – Insertion for Recording Requirements – Chair Schmidl stated the sticking point is that the Applicant’s Attorney wants the recording number of the final plan on the new deeds. The PB reviewed the Subdivision Rules & Regulations. Anne Ross-Raymond stated they could be asked to leave the line (for the recording number) blank. Chair Schmidl noted the PB Secretary can fill in the number after the recording process has been completed. Anne Ross-Raymond suggested adding language under “Signing of the Plan” (page #15) section (4) that states, “When the plan is recorded with the Registry of Deeds the party recording should insert the plan number on the deed before recording said deeds”. Chair Schmidl noted the Subdivision application may need some language added to it, so the Applicant knows up front what is required. The PB reviewed the Subdivision Application form. Anne Ross-Raymond made a **motion** to insert the proposed language in the Subdivision Regulations (pg. #15) and on the Subdivision Application form (pg. #3). Vice Chair Greiner **seconded** the motion and the **motion passed unanimously**. PA Rollins was asked to post a Public Hearing Notice regarding the proposed changes for the Planning Board’s meeting scheduled for February 6, 2012.

Waiver Request on Metes & Bounds – Vice Chair Greiner stated the Board needs something to “hang its hat on” and suggested a waiver requirement for the parent parcel’s metes & bounds. Vice Chair Greiner noted the conservation easement for the Schmidl/Owen Subdivision had guaranteed metes & bounds due to the easement. Ray Deary noted there are people who inherit a large piece of property and then try & subdivide for their grandkids at great expense. Anne Ross-Raymond suggested the following language be added under a new heading on page #13 of the Subdivision Regulations; **Metes & Bounds Waiver Request:** Waiver of the survey requirement for the full metes & bounds description of all lots to be subdivided, when a larger lot (>50 acres) remains after subdivision, may be granted if there are commensurate benefits to the Town, such as conservation easements, trail easements or similar land use benefits as deemed appropriate by the Planning Board. This addition will also be discussed at the 2/6/12 Public Hearing.

Town Report Submission – Chair Schmidl to draft.

2012 Meeting Schedule – The PB reviewed and accepted.

Correspondence – None at this time.

ADJOURNMENT –The Planning Board adjourned at 7:53 p.m.

NEXT MEETING – Monday, February 6, 2012 at 7:00 p.m.

Minutes prepared by April Rollins, Planning/Zoning Assistant