



SALISBURY PLANNING BOARD

Planning Board – Public Meeting March 26, 2012 Meeting Minutes

Joe Schmidl, Chairman	- Present	Al Romano – Alternate	- Absent
Doug Greiner – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Present
Ray Deary - Member	- Present	Vacant – 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: Planning Consultant, Jack Mettee

Chair Schmidl opened the meeting at 7:05 p.m.

Review and approve the meeting minutes of March 5, 2012 – The Board reviewed the March 5, 2012 draft meeting minutes. Approval was tabled.

New Hampshire Housing Finance Authority offering planning grant through HUD – Consultant Jack Mettee provided the PB with a handout regarding the grant. Mr. Mettee informed the board that a grant is being offered through Housing & Urban Development (HUD) called the NH Community Planning Grant Program (CPG), in order to fund local programs under sustainable community development. Mr. Mettee reviewed all of the eligible projects and noted that some of the projects may have been revised over the past few months. Mr. Mettee stated he is assuming that he would be a qualified consultant, due to the work he did for the Town on the HCPP Grant regarding Open Space Development.

Mr. Mettee stated the Town may want to consider revisions to its “Retail Village District” or the implementation of a “Neighborhood Heritage District” that would be in cooperation with the NH Preservation Alliance. Vice Chair Greiner stated there is very little happening in the retail village district but the PB was hoping to try & re-work the Zoning Ordinances relative to accessory uses. Vice Chair Greiner stated principal residential needs to be defined and the section that covers multi-family needs to be updated. Mr. Mettee noted the State is encouraging accessory dwellings. Vice Chair Greiner stated the 2 acre zoning requirement limits density. Mr. Mettee explained that the zoning ordinances could be combed through and amended to develop a more sustainable community or things could be added. Chair Schmidl stated there is part of him that says yes to the grant but part of him that doesn't think the Town would qualify for the grant. Mr. Mettee stated making amendments/additions to the zoning ordinances would be a practical application to make improvements. Mr. Mettee noted the grant is for funding up to \$30K but the Town may only need up to \$15K including “in-kind” services. Mr. Mettee reviewed the grant's submission time line and noted there would be training sessions that may need to be attended as well.

Vice Chair Greiner made a **motion** to pursue the grant process with further discussion to take place at the next PB meeting. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**. Doug Greiner and Anne Ross-Raymond both offered to contact Ben Frost of the NH Housing Finance Authority to discuss the grant application further.

Correspondence – E-mail dated 3/20/12 from AA Warren regarding a potential subdivision on Gerrish Road, Tax Map 256, Lot 13.1. PA Rollins stated the surveyor requested a conceptual meeting for April 2nd.

ADJOURNMENT –The Planning Board adjourned at 8:18 p.m.

NEXT MEETING – Monday, April 2, 2012 at 7:00 p.m.

Minutes prepared by April Rollins, Planning/Zoning Assistant