



SALISBURY PLANNING BOARD

Planning Board – Public Meeting April 2, 2012 Meeting Minutes

Joe Schmidl, Chairman	- Present	Al Romano – Alternate	- Absent
Doug Greiner – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Absent
Ray Deary - Member	- Present	Vacant – 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: Leon Riel, Webster Stout and Tim Bernier

Chair Schmidl opened the meeting at 7:03 p.m.

Review and approve the meeting minutes of March 5, 2012 – The Board reviewed the March 5, 2012 draft meeting minutes. Vice Chair Greiner made a **motion** to approve the March 5, 2012 meeting minutes with one correction. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Review and approve the meeting minutes of March 26, 2012 – The Board reviewed the March 26, 2012 draft meeting minutes. Ray Deary made a **motion** to approve the March 26, 2012 meeting minutes with one correction. Vice Chair Greiner **seconded** the motion and the **motion passed unanimously**.

Election of Officers: *CHAIRMAN* – Ray Deary made a **motion** to nominate Joe Schmidl, to remain as Chair of the PB. Doug Greiner **seconded** the motion and the **motion passed unanimously**. *VICE CHAIRMAN/SECRETARY* - Anne Ross-Raymond made a **motion** to nominate Doug Greiner as Vice Chair. Doug Greiner **seconded** the motion and the **motion passed unanimously**.

Public Hearing continuance – Riel Subdivision – The Board reviewed the list of outstanding items from their meeting held on March 5, 2012 in regards to the Riel’s subdivision and deemed that all of the items had been met. Vice Chair Greiner made a **motion** to accept the waiver request for 4(g) of the checklist. Ray Deary **seconded** the motion and the **motion passed unanimously**. Anne Ross-Raymond made a **motion** to accept the waiver request for 4(n) of the checklist. Vice Chair Greiner **seconded** the motion and the **motion passed unanimously**.

Chair Schmidl opened and closed the Public Hearing at 7:44 p.m. No public was present. Anne Ross-Raymond made a **motion** to approve the subdivision plans for Leon & Linda Riel, as updated tonight. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Conceptual 4-lot subdivision discussion – Gerrish Road – Tim Bernier was present but Norm Fauteux (logger) was not. Mr. Bernier stated a subdivision of the Gerrish Road property took place in 2004 leaving 60.8 acres. Mr. Bernier informed the PB that there is an existing house lot in the middle of the property being proposed for subdivision, there is a driveway easement through the land, the entire property has been surveyed and there are some wetlands near the road. Mr. Bernier stated there is enough frontage for (4) four lots to be created with a large remainder lot of 46 acres.

Vice Chair Greiner asked if they had considered Open Space Development, due to some of the properties natural features. Mr. Bernier replied no they had not but he could look in to it. Vice Chair Greiner asked if there was topography for the property and Mr. Bernier replied yes, they have field surveyed almost half of the property which has been monumented. Chair Schmidl asked how far it was to get to the remainder lot and Mr. Bernier replied approximately 800 feet. Mr. Bernier explained there is a two-foot discrepancy on some of the frontage and they will try to reach an agreement with the abutters but if not, then a Variance may be needed as well. Vice Chair Greiner noted there would need to be some sort of closure regarding the shared driveway. Anne Ross-Raymond stated the subdivision would be major, so the Fire Department's input would be needed and a cistern is usually recommended. Chair Schmidl stated it may be nice to try & protect the lower half of the property (wetlands).

Appointment of Alternate to the PB – The PB reviewed an e-mail from Stacia Eastman expressing her interest in remaining an Alternate to the PB. Ray Deary made a **motion** to appoint Stacia Eastman to the PB as an Alternate. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**. PA Rollins was asked to post an advertisement looking to fill three (3) Planning Board Alternate vacancies.

New Hampshire Housing Finance Authority offering planning grant through HUD – Karen Sheldon stated she has concerns with someone doing the grant because there is no money for it. Karen Sheldon asked if the PB could do the work and then have the Town's Attorney review the information. Vice Chair Greiner explained if the Town pays the Attorney to review the Zoning Ordinances that would exceed the amount of the grant. Chair Schmidl stated he would feel more comfortable hiring a professional that works with these kinds of things all the time. Vice Chair Greiner stated sections may need to be added to the Zoning Ordinance and the process could take one year to eighteen months but right now they are so loose that people are interpreting the statutes to their benefit. Chair Schmidl offered to attend a Selectmen's meeting and provide them with a grant explanation.

Correspondence – None at this time.

ADJOURNMENT –The Planning Board adjourned at 9:12 p.m.

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

Minutes prepared by April Rollins, Planning/Zoning Assistant