



SALISBURY PLANNING BOARD

Planning Board – Public Meeting July 2, 2012 Meeting Minutes

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

Visitors that signed the Sign-In Sheet: Tim Bernier and Curtis & Sonia Eckers

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

Review and approve the meeting minutes of June 18, 2012 – The Board reviewed the June 18, 2012 draft meeting minutes. Doug Greiner made a **motion** to approve the meeting minutes of June 18, 2012 with one correction. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

Public Hearing for a Lot Line Adjustment on 122 Gerrish Road (Tax Map 256, Lot 14) for Curtis & Sonya Eckers and a 3-lot Subdivision on Gerrish Road (Tax Map 256, Lots 13.01, 13.03 and 13.04 for Merrimack Timber Inc. – Tim Bernier was present to represent all parties. Mr. Bernier stated they would be creating two new lots (+2 acres), leaving a parent parcel (56.3 acres) and trading two feet in frontage for the Eckers Lot Line Adjustment. Mr. Bernier noted new maps were submitted this evening due to some changes in the buildable note because of preexisting easements. Mr. Bernier stated the proposed driveway easement has been extended to thirty-five feet wide, all of the property owners are going to use the same driveway. Mr. Bernier noted a separate driveway could be constructed on lot 13.03 with wetlands crossings but an easement would be needed due to the sight distance. Mr. Bernier noted the abutting property owner may be purchasing the lots, so it may be a moot point. Selectwoman Sheldon asked if plowing and fire coverage would be included, if it is looked at as a driveway. Vice Chair Greiner replied yes, the driveway restrictions would be included in the deeds. Chair Schmidl stated the Road Agent enforces the driveway specifications. Mr. Bernier stated there are common driveways everywhere and they reduce the amount of curb cuts on the roadway, the neighbors usually come to an agreement. Selectwoman Sheldon asked if the driveway easement is disclosed at the time of purchase and Mr. Bernier replied yes. The Planning Board and those in attendance discussed the difference between a private road versus a driveway versus a right-of-way (ROW). Chair Schmidl stated it is on the plans as a ROW and the subdivision regulations does not have provisions for driveway agreements. Mr. Bernier noted he has received State Subdivision approval for the lots under 5 acres.

The PB reviewed a waiver request for the following; Site Specific Soil Survey (due to size of remainder lot), 5' foot contours shown for non-building areas (2' foot contours shown for proposed development) and Locus Map Scale of 1 inch = 500 feet (better represents location). After brief review, Doug Greiner made a **motion** to accept the Waiver request as submitted. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

The PB reviewed the Subdivision Checklist and the following items were deemed outstanding;

2(b) All reference plans – should read #1 through #4, instead of “and”.

2(m) Signature Block – the word “date” should be added after line.

4(g) Ledge – should be a note on the plan.

5(g) Driveway Permit – explanatory note to be added on plan.

6(c) Error of Closure – to be added to plan.

6(e) Metes & Bounds descriptions – minor errors in the descriptions to be amended.

Doug Greiner made a **motion** to accept the Merrimack Timer Subdivision application and Curtis & Sonya Eckers LLA Application as complete. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

The Public Hearing was opened at 8:44 p.m., Mrs. Cravens stated she can see that there would be a lot of homes built on the interior of the property and requested a 50 foot green buffer for her abutting property line. Mrs. Cravens indicated on the proposed subdivision plan what section she would like the buffer to be at. Mrs. Cravens submitted a letter to the PB and they reviewed. Mrs. Cravens noted the property was timbered and now there is a field but if she would have known about the subdivision, she would have requested the buffer for privacy. Chair Schmidl stated the request is reasonable but the Planning Board could not enforce a buffer. Chair Schmidl suggested Mrs. Craven discuss the green buffer with the property owner and maybe they would consider her request. Vice Chair Greiner noted there is a 35 foot setback for the side & rear property lines but that does not mean the tress will not be harvested. Vice Chair Greiner stated the PB has no standards for buffer zones and if the property owner decides to allow it then a note could be added to the plan. Mr. Bernier stated he would ask the property owner. Mrs. Jepson stated the Town should turn the ROW into a Town Road, it would be easy to do. Chair Schmidl replied the acceptance of a new road would have to be voted on by the Town and it would not be as easy as you would think. Mrs. Jepson asked if the PB could guarantee there would be no driveway because of the water run off and steep area. Vice Chair Greiner stated the PB can not tell owners they can not have a driveway and usually the minimum impact to the wetlands is recommended. Mr. Bernier stated he feels the common driveway (ROW) is best for the Town. The Public Hearing was closed at 9:21 p.m. Karen Sheldon made a **motion** to continue the Public Hearing on August 6th to address any outstanding checklist items. Vice Chair Greiner **seconded** the motion and the **motion passed unanimously**.

New Hampshire Housing Finance Authority offering planning grant through HUD (CPG) – The PB will reach out to Consultant Jack Mettee or the NH OEP regarding the awarding of the grant.

ADJOURNMENT –The Planning Board adjourned at 9:28 p.m.

NEXT MEETING – Monday, August 6, 2012 at 7:00 p.m., upstairs at the Academy Hall

Minutes prepared by April Rollins, Planning/Zoning Assistant