



SALISBURY PLANNING BOARD

Planning Board – Public Meeting August 6, 2012 Meeting Minutes

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| Joe Schmidl, Chairman | - Absent | Al Romano – Alternate | - Absent |
| Doug Greiner – Vice Chairman/Secretary | - Present | Stacia Eastman – Alternate | - Present |
| Raymond Deary - Member | - Present | 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 & Sonya Eckers

Acting Chair Greiner opened the meeting at 7:04 p.m.

Review and approve the meeting minutes of July 2, 2012 – The Board reviewed the July 2, 2012 draft meeting minutes. Ray Deary made a **motion** to approve the meeting minutes of July 2, 2012 with corrections. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

Public Hearing continuance 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. – The PB reviewed amended subdivision maps and compared the corrections to the outstanding checklist items noted in the 7/2/12 PB meeting minutes. Tim Bernier informed the PB that Curtis & Sonya Eckers will be purchasing both of the lots being created. Acting Chair Greiner asked if the 50 foot green buffer was taken into consideration for the Craven's property. Mr. Bernier replied he asked Norman (owner of lot 13.01, remainder lot) but the Cravens' had clear cut up to the property line, so he didn't think it would be fair. Mr. Bernier noted that Norman did indicate he would not clear cut on the property. Acting Chair Greiner stated the worst should always be assumed, the Cravens' should have left a buffer on their own property. Acting Chair Greiner noted the Town has no regulations for buffer zones. Selectwomen Sheldon suggested that Norman discuss the matter with the Cravens. Mr. Bernier replied he would ask him. All of the outstanding checklist items were met with the exception of dimensions for lot 13.04. Acting Chair Greiner stated the approval could be conditional based upon the dimensions being added to the plan for the East/West line on lot 13.04, so it matches the narrative.

The Public Hearing was opened at 7:26 p.m. and immediately closed, no one from the public was present. Ray Deary made a **motion** to approve the Merrimack Timer Subdivision application and Curtis & Sonya Eckers Lot Line Adjustment, conditionally with the addition of the dimensions for the East/West line on lot 13.04. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

New Hampshire Housing Finance Authority offering planning grant through HUD (CPG) – PA Rollins reported that the Grant Agreement has been signed by the Board of Selectmen. Acting Chair Greiner offered to review the agreement before it gets mailed to Ben Frost and draft the RFQ from the template that was received. After the RFQ has been advertised, the PB will review submissions and schedule interviews based on the Applicants qualifications.

Correspondence – The PB reviewed an e-mail from Kim Goddu of DES regarding “Wellhead Protection Area Zoning”, for areas near public water supplies. PA Rollins to respond.

ADJOURNMENT –The Planning Board adjourned at 7:54 p.m.

NEXT MEETING – Monday, September 17, 2012 at 7:00 p.m., upstairs at the Academy Hall

Minutes prepared by April Rollins, Planning/Zoning Assistant