



# SALISBURY PLANNING BOARD

## Planning Board – Public Meeting December 16, 2013 Meeting Minutes

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

**Visitors:** Planning Consultant, Jack Mettee and Selectman Ken Ross-Raymond

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Chair Greiner opened the meeting at 7:00 p.m.

**Review & Approve the draft meeting minutes of December 2, 2013** – The Board reviewed the December 2, 2013 draft meeting minutes. Ken Mailloux made a **motion** to approve the meeting minutes from December 2, 2013 without correction. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

**Final review of the CPG Program's documents w/ Consultant Mettee before the Public Hearing on January 6, 2014** – The PB and Consultant Mettee discussed how the newly proposed amendments would go to Town Meeting in 2014 as separate Warrant Articles but first would need to be reviewed by Town Counsel. Selectman Schmidl stated that if the definitions section was not approved then some of the new definitions would drop out, which would create quite the dilemma. Ray Deary noted the PB has given people enough opportunity to come in and discuss the proposed amendments. Chair Greiner stated the Board still has to outline the new boundary of the Village Center Overlay District (VCOD). The PB reviewed a proposed area on aerial photos from the Charrette that took place this past summer. Chair Greiner noted the area proposed is based on the current lay of the land and road system. Selectman Schmidl stated the Board could expand the VCOD in the future, if a land owner has interest. Consultant Mettee stated the rationale for the VCOD is: 1) making sure that services & facilities are connected and 2) contiguous properties that are connected to the major roadways. Consultant Mettee noted the PB doesn't want to consider changing the area annually because it is not good for planning purposes. Anne Ross-Raymond noted changing the boundaries wouldn't be consistent with the Town's Master Plan. Chair Greiner noted currently the Retail Village District's boundaries are arbitrary and the line runs through the middle of resident's properties. Chair Greiner offered to graph out the area and list all of the properties that would be in the VCOD. PA Rollins to get names & addresses, in order to send out a Public Hearing notice. Anne Ross-Raymond stated the new language would allow for developers to build for less cost. Consultant Mettee noted this is a big decision for the Town, if it wants a viable village then more houses are needed and the Town may allow for some agricultural but you need to weigh versus how much agricultural you already have in Town. Consultant Mettee to insert the VCOD into the Town's Zoning Ordinance's Article VI and then send to PA Rollins, to forward to Town Counsel.

**Other Business** – None at this time.

**ADJOURNMENT** –The Planning Board adjourned at 8:53 p.m.

**NEXT MEETING** – Academy Hall on Monday, January 6, 2014 at 7:00 p.m.  
Minutes prepared by April Rollins, Planning/Zoning Assistant