



# SALISBURY PLANNING BOARD

## Planning Board – Public Meeting October 6, 2014 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:** Road Agent MacDuffie, Selectman Ross-Raymond, Mary Heath & Lorna Carlisle.

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

**Review & Approve the draft meeting minutes of September 8, 2014** – The Board reviewed the September 8, 2014 draft meeting minutes. Selectman Schmidl made a **motion** to approve the meeting minutes from September 8, 2014 with one correction to the distance under the Ballam discussion. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

**Public Hearing – Proposed amendments to “Appendix A” Minor & Major Home Occupations section of the Zoning Ordinance** – Copies of the existing and proposed Minor & Major Home Occupation section was provided to those in attendance. The Public Hearing was opened at 7:04 p.m. Chair Greiner explained that the PB has held several discussions regarding the proposed language and requested comments from the audience. Selectman Ross-Raymond asked if the new language would make the process easier. Chair Greiner replied yes, for the applicant seeking relief from the Zoning Board because the existing language did not have certain uses listed, which tied the board's hands. Selectman Schmidl explained the minor home occupation section was more broadly based and the major home occupation section only included uses that were thought of at that time, so it has been expanded. Vice Chair Deary noted the proposed changes also dovetail with last year's changes made to the permitted uses section of the Zoning Ordinance. Number 11, on page #4 of the proposed Major Home Occupation language, “Zoning Board” should be changed to “Planning Board”. Lorna Carlisle questioned the use of the word, “subsidiary” under the minor section B(2). Selectman Schmidl replied it is like farm sales but for by-products, like jams, jellies, pies, etc. The PB reviewed the minor section's B(2) and the major section's B(5). The PB agreed they preferred the wording in B(5) and asked PA Rollins to change B(2) to the same wording. The PB reviewed the definition of Roadside Stand, which is permitted in all zoning districts but would be separate from the home/residence. Chair Greiner stated the uses that fall under the “Conditional Use Permit” (CUP) category, allow for the review process to be opened up for the neighbors and a Public Hearing is held by the PB. A brief discussion was held regarding past applications that were denied, due to the current ordinance, i.e. trapeze/trampoline business. The Public Hearing was closed at 7:43 p.m. Selectman Schmidl made a **motion** to make the two amendments as noted and review the changes at the next meeting for a vote. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**. PA Rollins to make changes.

**Capital Improvements Program (CIP) 2015-2020** – PA Rollins provided the board with an amended CIP

worksheet and noted that the BOS have adjusted the Buildings & Grounds Capital Reserve Fund. Under advisement.

**Status Re: PB's Rules of Procedure, Section 20 "Class VI Roads"** – Chair Greiner reported that he had attended the last Board of Selectmen's meeting to review the procedures for approval of building on a Class VI Road. Chair Greiner provided the PB with a diagram / flow chart of all the potential steps involved. Chair Greiner stated some of the steps that involve the BOS are not necessary for inclusion in the PB's Rules of Procedure, Section #20. Selectman Ross-Raymond asked if the Selectmen were to conduct a preliminary site review, if the PB should be included as well because there is no wording. PA Rollins replied it would be like the PB's conceptual review, the discussion would be non-binding. Selectman Ross-Raymond suggested checking with Town Counsel because preliminary review can be helpful. Anne Ross-Raymond stated the BOS needs to be careful not to set any expectations with an applicant.

**Greg Ballam Re: The use of sprinkler systems for a 6-lot subdivision located on Hensmith Road** – PA Rollins stated Building Inspector, Chuck Bodien provided her with RSA 153:5 (III) and RSA 674:51 (V), which states fire suppression systems shall not be required. PA Rollins noted she also cross referenced the other statutory references in the laws BI Bodien forwarded and found another reference, RSA 674:36 (IV). The PB reviewed and asked for an official letter from BI Bodien and Fire Chief MacDuffie.

### **Other Business**

***NH Municipal Association 73<sup>rd</sup> Annual Conference*** – Is scheduled for November 12<sup>th</sup> & 13<sup>th</sup> at the Radisson Hotel in Manchester.

***Chase – Approved Subdivision on Quimby Road*** – PA Rollins stated one of the driveway permits is still outstanding and the plans have not yet been recorded.

**ADJOURNMENT** –The Planning Board adjourned at 8:34 p.m.

**NEXT MEETING** – Academy Hall on Monday, November 3, 2014 at 7:00 p.m.

Minutes prepared by April Rollins, Planning/Zoning Assistant