



**Salisbury Planning Board  
Approved Meeting Minutes  
Public Meeting • Academy Hall  
February 12, 2023  
6:30 p.m.**

Joe Schmidl, Chair (2026)	Present	Loretta Razin, Member (2024)	Present
Jeff Blanchard, Vice-Chair (2025)	Present	William MacDuffie III, Member (2026)	Absent
John Herbert, Member, Ex-Officio (2026)	Present	David Hostetler, Alternate (2024)	Present
Jeff Nangle, Alternate (2026)	Absent	Joe Landry, Alternate (2025)	Present
David Kelly, Alternate (2026)	Present	April Rollins, Town Administrator	Absent
Jim Hoyt, Alternate Ex-Officio (2024)	Absent	Jennifer King, Recording Secretary	Present

Several members of the public attended the meeting at the Academy Hall.  
Two members of the public attended the meeting via Zoom.

Chair Schmidl opened the meeting at Academy Hall at 6:35 p.m.

Chair Schmidl appointed David Hostetler and Joe Landry as voting members for this meeting in place of William MacDuffie III and Jeff Blanchard.

**OLD BUSINESS**

Approval of Minutes

The Board reviewed the minutes of January 15, 2024.

John Herbert **motioned** that they approve the minutes as submitted.

Loretta Razin **seconded** the motion which passed successfully with none opposed.

Vice-Chair Jeff Blanchard arrived and Joe Landry stepped down as a voting member for the remainder of the meeting.

Subdivision Public Hearing

Noah Green of Meridian Land Services presented an update on a request for a 1-lot minor Subdivision on Oak Hill Road (Map 238, Lot 51.1), owned by Historic Homes, Inc. He stated that there is 200 feet of frontage, they meet the minimum lot size, 70% buildable area, there is septic design approved for the original lot, on site waste disposal and wells. He confirmed that this site does still qualify as a minor subdivision as the previous subdivision was done more than 5 years ago.

Chair Schmidl opened the Public Hearing at 6:37 p.m.  
There were no questions or concerns voiced by the public in attendance.  
Chair Schmidl closed the public hearing at 6:38 p.m.

The Planning Board reviewed the submission following the Subdivision Review Checklist to ensure the application is complete.

The following items were identified as 'open.'

2M: signature block to correspond to text of the checklist

2O: brief statement of future subdivision intent.

3D: deed reference in title block.

4G. Note that there is no ledge

4L: percolation test results

4N: different soil types

4P: test kit data

5. driveway permit

State Subdivision approval.

Sam Foisie with Meridian Land Services asked if it is appropriate to submit a statement that a driveway is possible rather than a permit if it is unknown where a driveway will go? Chair Schmidl said that they should still request a permit, but it's up to the town highway department to make future changes.

6A: benchmark indicated on plan.

Private Camping Ordinance - Public Hearing Continuance - 7:30 p.m.

Chair Schmidl motioned that they approve the ordinance to send to Town Meeting.

David Hostetler seconded the motion.

Chair Schmidl opened the Public Hearing at 7:05 p.m.

Bill MacDuffie Sr. pointed out that camping equipment people have on their property now would be considered pre-existing, so the ordinance would not apply.

Chair Schmidl closed the Public Hearing at 7:07 p.m.

Vice-Chair Blanchard requested a roll-call vote.

**Roll-call vote: David-aye. John-aye; Loretta-aye. Jeff-nay. Joe S.-aye.**

*The motion carries and will go on for a vote at Town Meeting.*

### Conceptual Review

Conditional Use permit for Site Plan Review of proposed yurt for recreational activities located at 244 South Road (Tax Map 240, Lot 15) owned by Alex and Angelina Moody.

Alex and Angelina Moody presented the Board with a packet of information detailing their request including pictures, etc. They just moved into town onto a 7-acre property. They would like to build a 25-foot diameter deck. Because of the size of the deck, they need a conditional use permit. They have been communicating with Building Inspector Chuck Bodien and TA Rollins. The proposed use is an outdoor space that is “classroom-esque” to serve as a community recreational use on their property.

Chair Schmidl said that they don’t regulate homeschools, but he asked about the yoga classes they would like to offer at which money would be exchanged. He said that they may need to apply for a major home occupation, explaining that inside the home is a minor home occupation, outside of the home is a major home occupation (requires a bit more documentation). Alex explained that what they are proposing is an informal gathering place for home-schooled kids and their families for recreation activities.

John Herbert asked about parking. Alex Moody answered that they have a large driveway to accommodate visitors.

Chair Schmidl said they should double-check the zoning regulations for that property.

Vice-Chair Blanchard asked why exactly the Board needs to be involved. Chair Schmidl said that at this point they are determining if they need to be. Chair Schmidl advised the Moodys that their next step would be to fill out the application for a minor or major home occupation.

### Land Acquisition Review

The Planning Board reviewed the proposed land acquisition by the Board of Selectmen.

Vice-Chair Blanchard said that he questions the logistics of the intersection and how it would handle the additional traffic.

Loretta Razin declined to offer comment as she did not attend the site walk.

Joe Landry feels it would be hard for them to find a better lot; good location, decent drainage, offers lots of possibilities. He agrees with Vice-Chair Blanchard that the intersection may be a drawback.

David Hostetler: agrees that this is a good opportunity.

John Herbert abstained from the conversation as a member of the Selectboard.

Chair Schmidl agrees that it may not be in the perfect spot, but there are a lot more positives than negatives. He will draft the recommendation letter to the Selectmen keeping these points in mind.

Other Business

The next Planning Board meeting is scheduled for Monday, March 4, 2024 at 6:30 p.m.

Adjournment

Loretta Razin **motioned** to adjourn the meeting.

John Herbert **seconded** the motion and the Board adjourned at 7:37 p.m.

**Respectfully Submitted,**  
**Jennifer L. King**  
**Recording Secretary**