

**Salisbury Planning Board
Meeting Minutes
Wednesday, August 14, 2013 7:00 p.m.**

PB Members Present: Robert Straubel (RS), Lou Masiello (LM), Trudi Holder (TH) and Don Egan (DE)

PB Members Absent: Berenice McLaughlin

Also Present: Leah Hill, Asst. Planner, Lori Robertson, Planning Secretary

Time: 7:05 p.m.

Chairman Straubel called the meeting to order at 7:05 p.m. in the Colchester Room, Salisbury Town Hall. **RS** announced, per the Open Meeting Law, that this meeting was being recorded and broadcast live via www.sctvmc.org/index.

1. New Business:

a. Signing of Plans/Permits: N/A

b. ANR-18 Fanaras Drive-18 Fanaras Drive, LLC-Mr. Matt Steinnel (MS) of Millennium Engineering addressed the board. The applicant is proposing to delete the lot line, thus combining two lots into one. We submitted a plan prior that needed a name change due to the property changing hands.

LM motions to endorse the ANR plan for 18 Fanaras Drive

TH Seconds – Vote on motion 3 – 0 unanimous.

c. ANR-32 Elm Street-PGSI Properties-Christine Garabedian-Mr. Matt Steinnel of Millennium Engineering addressed the board. This ANR is to create new lot lines, creating a total of four lots from one existing lot. They are utilizing the Village Residential Overlay Zoning for their frontage requirements. We did have comments from the Assessor's Office and our surveyor reviewed them. For the most part the comments are informational. **LM** asked if both foundations were to be removed. **MS** stated yes. **RS** asked about comment #3 on the Assessor's letter. Is this a municipal drain line? **MS** stated I am not sure if it's a municipal drain line. There is no easement recorded for that to currently to be there. **RS** stated the Assessor's comments do note that the house numbers on Elm Street will change. Abutters will be notified. **DE** asked about the applicant using the Village Overlay Zone. It would have to conform with the Overlay District

LM motions to endorse the ANR plan for 32 Elm Street

DE seconds the motion 3 – 0 unanimous.

d. ANR-6 Ferry Road-James Joly-Mr. Scott Cameron of Neve Morin Group addressed the board on behalf of the applicant. The proposal is to create new lots lines, creating a total of two lots from one existing lot. We are utilizing the Village Residential Overlay Zoning for our frontage requirements. **DE** noted he wanted to make sure the building inspector was made aware of the zoning they are using.

LM motions to endorse the ANR plan for 6 Ferry Road

TH Seconds – Vote on motion 3 – 0 unanimous.

e. Request for Site Plan Review Modification-12 Beach Road-12 Beach Road LLC-Mr. Peter Lee (**PL**) of 12 Beach Road LLC addressed the board. We are here because our decision states "**Prior to the Issuance of a Building Permit: (36) binder coat of pavement**

on the roadways/drives that the unit utilizes for access” Because of timing issues as well as the utility issues that the applicant is finalizing, they are requesting an amendment for a binder coat before the certificate of occupancy. **DE** asked that you just want the decision changed to allow you to continue work before you put on a binder coat which will be put on before any certificate of occupancy are issued. **LH** stated these are for six new foundations. **LH** asked about the time frame for the roadway? **PL** stated worst case binder should be end of October/mid November. **RS** asked all lots will have access to the road? **PL** all lots. **DE** stated if the requirement for the binder coat is removed...**RS** stated after speaking with the Planner and Asst. Planner they would be obtaining some sort of covenant or agreement that states no certificate of occupancy until the pavement is completed. **LH** stated if you vote this is a minor we would amend the decision that this would be prior to occupancy permit. We have spoken to Steve to have a covenant on the units.

DE motions that the change as presented does not meet the criteria of a major site plan modification therefore should be treated as a minor modification.

TH Seconds – Vote on motion 4 – 0 unanimous.

2. 7:30 PM Public Hearings N/a

3. Old Business: N/a

4. Other Business: N/a

5. Correspondence:

- **Notice-Seabrook, NH Planning Project – Route 1** **RS** stated the Planning Department received notification of a meeting on September 3, 2013. They also had a regional planning meeting held tonight regarding a new shopping center. **LH** stated she will be meeting with the official in New Hampshire this week. If there are any comments about traffic and any impacts to Salisbury I will need the comments by Tuesday before the public hearing.
- **Ch. 91 License-Bayring Communications-****LH** stated we received notification of this Chapter 91 license. **LM** asked if the Harbor Commission received this. **RS** stated I am on the Harbor Commission and I have not heard anything about this yet. We do have a meeting tomorrow night.
- **Housing Plan Forum-****LH** stated the meeting will be August 26 at 7:00 at the Senior Center. We will be talking about inventory, housing stock, housing needs. **RS** stated not all rentals are included in the contribution to the affordable housing.

6. Planning Board minutes from June 12, 2013 to be accepted and signed
No quorum.

Planning Board minutes from July 24, 2013 to be accepted and signed

LM motions to accept and sign the minutes from July 24, 2013 PB meeting.

TH Seconds – Vote on motion 3 – 0 unanimous.

7. Reports of Committees: **RS** stated we will be reviewing the Planning Board Rules and Regulations at our upcoming meetings. We will go over any changes that we are looking to make.

8. Adjournment:

LM motions to adjourn at 8:00 p.m.

DE Seconds-Vote on motion 4 - 0 unanimous.

*Documents provided at the meeting are on file in the Planning Office.

Minutes Approved By:_____ **Date:**_____