

**Salisbury Planning Board
Meeting Minutes
Wednesday, April 24, 2013 7:00 p.m.**

PB Members Present: Dave Holscher (DH), Berenice McLaughlin (BHM), Louis Masiello (LM) and Robert Straubel (RS)

PB Members Absent: Don Egan

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

Time: 7:15 p.m.

Chairman Holscher called the meeting to order at 7:15 p.m. in the Colchester Room, Salisbury Town Hall. **DH** 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. Request for Modification to Site Plan-23-25 Fanaras Drive-TH Glennon

DH stated the applicant is requesting a continuance until the May 8, 2013 meeting.

LM motioned to continue to the May 8, 2013 PB meeting per applicant's request.

BHM Seconds – Vote on motion 4 – 0 unanimous.

c. 77 Main Street-Herman Fortin-Captains Corner

Michelle Fleming (MF) of 77 Main Street addressed the board on behalf of the owner. We are looking to close out the project. The only remaining item is the open sided shed to protect the go-karts. We have decided not to construct the shed at this time.

RS asked if the town engineer has done a site walk on the project. **LH** stated yes, the applicant has previously received a partial certificate.

RS Motioned to grant the Certificate of Completion with the condition 1. The open-sided shed need not be built at this time.

BHM Seconds. Vote on motion 4 – 0 unanimous.

2. 7:30 PM Public Hearings

- a. To see if the Town will vote to amend the Zoning Bylaw by amending Chapter 300 ; Attachment 1, dated 8/1/12, under Agricultural Uses, Raising or keeping of livestock, horses and poultry not including the raising of swine or fur animals for commercial use, to change C2 District from special permit(s) to Permitted.**

Joan Whitley (JW) of Main Street addressed the board. We are looking to have backyard chickens. **DH** stated we are looking at the overall C2 zone. **LH** (showed the zoning map-how big of an area the C2 District is). Chicken seems pretty innocuous but the other animals may be problematic for neighbors. Also, while chickens may be fairly quiet, does poultry also include roosters, which are not quiet.

LM asked if the bylaw limits the amount of chickens? **LH** stated the bylaw limits the number of pigs. I don't think it limits the number of chickens. I am not sure at what point you become a commercial farm.

RS asked why the applicant didn't apply for a special permit through the Zoning Board? **JW** stated we

were planning on doing that. The secretary stated it would be over \$500.00 for the filing. She stated that it would be cheaper to go to Town Meeting and change the zoning. There are already cows and horses in our neighborhood, which encompass other zoning districts. The surrounding area is farmland. All of our abutters signed our petition.

Raymond Whitley (RW) stated Bartlett Farm is within walking distance.

BHM asked if this would be commercial use? **JW** stated it just for our house. If we lived across the street I was told I could have 200 chickens. Our property is a third of an acre.

LM states I have concerns with there not being a number cap on the amount of chickens.

DH states I have a concern not with the chickens but with opening it up to the other animals. **JW** stated our original proposal for Town Meeting was to have the chickens but the Building Inspector asked us to re-word the amendment since it was from the Table of Use.

LH states the special permit process through the Board of Appeals allows the board to look at one specific property.

RS Motions to recommend to Town Meeting.

BHM Seconds.

LM-no

DH-no

RS-yes

BHM-yes

Discussion was had to see if this vote moves forward or is dead.

LM motions for a 10 minute recess.

RS Seconds – Vote on motion 4 – 0 unanimous.

LH stated that is a nothing vote. Something needs to come out of the vote. You might want to continue until the 5th member is here.

RS motions to continue to the May 8, 2013 at 7:30 p.m.

LM Seconds – Vote on motion 4 – 0 unanimous.

3. **Old Business:** N/a

4. **Other Business:** N/a

5. **Correspondence:**

- a. **Planning Board minutes from April 10, 2013 to be accepted and signed**
BHM motions to accept and sign the minutes from April 10, 2013 PB meeting.
LM Seconds – Vote on motion 4 – 0. Motion Passed.

6. Reports of Committees:

- Community Garden-Applications available in Planning Department
- Art Stroll-May18, 2013-Applications available in Planning Department
- MVPC will have a Regional Planning Day on June 20, 2013
- May 2nd there will be zoning and permitting tools for development of priority development

area seminar

- MVPC is trying to set up a 311 call center to help homeowners if they need a pothole filled, broken street lights, etc.
- Latest version of TIP (Transportation Improvement Program) which has Lafayette Road projected to be worked on 2017
- Town Election-April 30th. There will be a food drive during the Town Meeting-May 20th.

7. Adjournment:

RS motions to adjourn at 8:10 p.m.

BHM Seconds-Vote on motion 4 - 0 unanimous.

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

Minutes Approved By:_____Date:_____