

Salisbury Planning Commission
Minutes of the February 5, 2024 Meeting – DRAFT

Members present: Ariell Slater, Barrie Bailey, Justin Boyer, Morgan Cate, Deb Brighton

Ariell called the meeting to order shortly after 7 pm. She began by making sure everyone was able to access the documents linked in the hyperdoc so that we can continue to use it to organize information and use our time efficiently.

Ariell then led the group to the Village Use Grid and pointed out the uses that had not been agreed to by the group as a whole. These were discussed individually until there was consensus, except the commission was unable to come up with a coherent and satisfactory approach to seasonal units (e.g. seasonal homes, seasonal cottages, short-term rentals, AirBNBs). Members decided to ask the ACRPC for guidance and for names of other towns that have adopted regulations that might be helpful.

Although the group did not decide on the district boundaries, there was tentative agreement to envision the village district as having two parts: the village center, and the extended village (aka village 2 in the grids).

Morgan mentioned a use that had not been included in the use grid: data center. After a long discussion, members agreed that the point was not to regulate what happened inside a building, but rather to ensure that the use didn't cause problems such as pollution, odors, toxic waste, excessive noise, etc. To a certain extent, this can be dealt with by setting performance standards. The next step then, would be to develop draft performance standards which could be modified as we go through the process.

Ariell next directed the group to the High Priority Forest standards. There was general agreement on the standards, with the exception of the maximum lot coverage. Ariell pointed out that barns might be allowed in the district. Members agreed to set a maximum dwelling footprint and then consider a separate maximum for impervious surfaces that could include other types of uses that might be allowed.

Since these uses had not yet been determined, Justin suggested moving to the use grid for the High Priority Forest districts. There was general agreement on most of the uses that would be allowed in the district. However, the question of seasonal units came up again. The use grid for this district will be revisited at the next meeting, after discussing seasonal units.

The minutes of the January meeting were approved by consensus.

New correspondence included the Zoning Administrator's report.

The next meeting will be Monday March 4. We will begin with performance standards and seasonal units, and homework will include reviewing materials on these issues that will be linked to the hyperdoc.

Submitted by Deb Brighton