

Salisbury Planning Commission  
Minutes of the June 3 Meeting – DRAFT

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

Ariell opened the meeting at 7 p.m. to discuss the Lake District.

Although there are currently two Lake Districts, one inside the other, members felt that it was no longer necessary to have two different districts, particularly since the state Shoreland Protection regulations prescribe practices within 250' of the lake.

The main concern discussed by the commission was water quality. The ANR has found that the lake water is impaired, and phosphorus counts have been rising. It is unclear what the Planning Commission can do to improve the situation, other than requiring wastewater permits when a zoning permit for a new home, or an addition, is applied for.

We will seek more information on testing of existing systems and possible requirements for septic permits when a building is sold.

Going forward, the regulations could be used to prevent further degradation by limiting new development close to the water and on steep slopes—perhaps with 5-acre minimum lot size and requiring any further development to be subject to conditional use review. Members also discussed having a maximum building footprint in the Lake District.

Barrie suggested clarifying the definitions of Home Occupation and Home-Based Business, and treating the two differently in the Lake District.

The minutes of the May meeting were approved unanimously as submitted.

The next meeting will be Monday, July 15 at 7:00 pm.

The meeting was adjourned at 9:10 p.m.

Submitted by Deb Brighton