

Salisbury Planning Commission
Minutes of the July 3 meeting – DRAFT

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

Also present: Deb Hurlburt

Ariell opened the meeting shortly after 7 pm to welcome Deb Hurlburt. Deb has worked as a planner in Massachusetts and was the former chair of Salisbury's DRB. She offered suggestions, insights, and discussed issues and possible changes in the regulations and in the process of review and enforcement.

Deb's particular concern was the proliferation of approved conditional uses, which, over time, can change the character and the primary purpose of a zoning district. She suggested that conditional uses should not run with the land, but rather with the ownership. She also stressed the importance of following the regulations as written, and enforcing the regulations and any permit conditions.

The commission and Deb discussed possible improvements in the regulations and process, including:

- Better training for the DRB in both the regulations and the plan which clarifies the intent
- Mailings to residents explaining the permit process and the reasons behind it
- Investigating ways to have fees assessed at permit time to cover town costs, such as road repair
- Requiring abandoned housing to be removed
- Requiring monitoring (and protecting) air quality
- Dealing with truck traffic—especially farm vehicles—beginning with asking ACRPC for a traffic count on Shard Villa Road
- Reviewing wetland buffer requirements to prohibit all land changes—not only structures
- Providing for a pre-meeting between an applicant and the DRB to improve a proposed project before it is designed

Deb also expressed concerns about the digester. Because it was reviewed and approved by the state Public Utility Commission, and not the town, the commission does not see a role for the town to revise or enforce the permit conditions. However, members agreed it would be helpful if all monitoring, reporting, permit violations, and permit changes would be sent to the town. The permits (as of 2022) are posted on the town website.

The minutes of the June meeting were approved by consensus.

The next meeting will be Monday, September 11. Between now and then, Deb B. will work on an application for a grant to help rewriting the regulations. A draft will be circulated to the commission members before submitting the application to the select board.

Submitted by Deb Brighton