

Salisbury Planning Commission
Minute of the July 15, 2024 Meeting – DRAFT

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

Ariell called the meeting to order at 7:05. The main purpose of the meeting was to figure out how to zone the remaining areas, loosely termed “rural areas.” These are essentially the areas that are not: village district, lake district, high priority forest blocks, medium priority forest blocks, connectors, or wetlands. Members first used the GIS to overlay all of those features, with the addition of protected land, to see what was left. It appears that there are two types of areas to deal with: bands along the roads that surround high priority conservation land, and several larger areas, for example along Route 7 near the Leicester line, along Route 7 north of Halnon Road, between Leland and Dewey Roads, and along Dewey Road by the Leicester line.

Members discussed the first type—bands along the roads surrounding priority conservation areas. The idea was to find the perfect combination of standards that would allow buildings within 300 feet of the road, provide density bonuses and clustering to make housing more affordable, and maintain healthy vegetated wildlife crossings. To be continued.

Ariell noted that when we find that perfect combination, we may need to revisit the standards we have tentatively agreed to for the other districts.

The planning commission would like to ask the select board to clarify its position on development along class 4 roads so the zoning and access policies can be consistent.

The next meeting will be Monday, August 5.

The meeting was adjourned at 8:55.

Submitted by Deb Brighton