

Salisbury Planning Commission
Minutes of the December 11, 2023 Meeting – DRAFT

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

Ariell called the meeting to order at 7:09. The main discussion of the meeting was the revision of the unified regulations.

Ariell explained that she had set up a hyper doc to store and organize the examples and instructions we consult as well as the work in progress. One of the documents stored there is a template for the dimensional requirements of zoning districts, which was developed during the meeting.

At this point, the standards required for permitted uses in the village look like this:

Lot Size	1/8 acre min
Road setback	35' from center line min
Boundary setback	10' min
Building height	40 feet max
Building size -- commercial	2,500 footprint max
Lot coverage	30% max (check for guidance)

Although everyone recognized the need for balancing impervious surfaces with areas of infiltration, it is clear that the specific characteristics of each lot are different and a formula doesn't really fit. At the same time, we don't want to require people to hire a professional to evaluate the potential runoff from each proposed development. The sense was that it would be helpful to set a maximum percentage of the lot that could be covered by impervious surfaces that would allow the application to be permitted without further evaluation, but that other applications could be allowed after more detailed review of the site and any proposed modifications. The commission will continue research on this.

Large apartment buildings and other commercial buildings in the village will be considered as conditional uses so they are not covered in the table above.

This is just the first step in a long process, and no decisions have been made.

Correspondence: Zoning Administrator's report

Updates: GMP is planning to file an application with the PUC concerning a line that passes through Salisbury and they will send us the application by email

The next meeting will be January 8 and we will develop a similar grid, using the Village as the first case, to list the permitted and conditional uses in the district.

The meeting was adjourned at 9:10.
Submitted by Deb Brighton