

Salisbury Planning Commission
Minutes of the January 10, 2022 Meeting – DRAFT

Members present: Ariell Slater, Morgan Cate, Barrie Bailey, Deb Brighton
Also: Katie Raycroft-Meyer, ACRPC

Ariell opened the meeting at 7:00 to discuss the Land Use Goals and Objectives. Katie had reviewed and edited the language drafted by the commission in November, and the commission agreed to a final version to go into the plan.

The commission continued to discuss the delineation of the village region. Katie recommended shrinking the eastern portion of the area due to wet soils and natural areas, and the commission agreed. She also recommended extending the western boundary to include some land west of route—a recommendation that created a lot of discussion. Immediate concerns included: the likely development would be more likely to cater to car-culture (such as a gas station) than a village culture; crossing RT7 doesn't fit with a walkable village that we envision; lots of access points onto RT 7 would not be safe; the area is now agricultural. Advantages included: designation the area for small lots could actually be more helpful in preventing some types of large-lot road-oriented development; more development at the intersection of West Salisbury Road and Route 7 could actually slow traffic down; more development at the intersection could act as a gateway to the village. Members seemed to agree that the village boundary should allow appropriate development on the east side of route 7 (as is consistent with the current town plan) for all the reasons listed; but there was not agreement about extending the boundary to the west of Route 7.

Katie presented a hypothetical “gentle infill” map of the village, illustrating where new housing units could potentially be created assuming a loosening of some of the zoning requirements. The commission agreed that the plan should call for rewriting zoning regulations to create opportunities for more housing and a greater diversity of housing types. The plan should call for wastewater systems to support this.

Katie will send drafts of the land use region descriptions, and commission members should comment before the next meeting.

The minutes of the December 6 meeting were passed unanimously.

The next meeting will be Monday, February 7, 2022.

The meeting was adjourned at 8:43!

Submitted by Deb Brighton