

Salisbury Planning Commission  
Minutes of the November 6, 2023 Meeting – DRAFT

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

Ariell opened the meeting at 7:05 and explained that the purpose of the meeting was to chart a course for the next two years, in order to complete the revision and adoption of bylaws.

Members discussed the sections that need to be revised, as attached below. It was acknowledged that the schedule will be tight, particularly considering the time involved with hearings. A draft schedule is also copied below.

A focus of the bylaw modernization grant is increasing density in village and neighborhood areas, and the state has provided guidance. But the commission would also like to revise the regulations in other parts of town to protect high priority forest blocks, wetlands and riparian areas; to encourage clustering, recognizing that this is not what is currently happening and there is no water or wastewater system in place; to enable farm labor housing; and to clean up vague and confusing sections. To do this, the following homework was assigned:

Barrie: forest blocks

Ariell: multiple housing units on a parcel: options and viability

Morgan: PUD provisions to support small and affordable housing units

Justin: Wetlands, riparian areas, the Lake District

Deb: Farm labor housing

Ariell will set up a folder with links to all the documents associated with the bylaw change exercise.

The minutes of the September meeting were approved unanimously.

The only correspondence reviewed was the Zoning Report.

The next meeting will be December 4. The goal of the meeting is to set up a table with dimensional requirements for the first district: the village.

The meeting was adjourned at 8:56

Submitted by Deb Brighton

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**Some things to be revised:**

1. District boundaries
2. Specific standards in each district
  - Lot size
  - Minimum road frontage (why do we care?)

Lot depth

Road setback from center line

Setback for specified roads

Boundary line setback

Lot coverage Max

Building height Max

Riparian setback?

Building size Max

Others?

3. Permitted uses in each district
4. Conditional uses in each district—and conditions
5. New uses/definitions/treatment
  - Accessory dwelling units 5.1
  - Multifamily housing
  - Farm labor housing (5.11 )
  - Wetlands? (Pick up class 3?) (6.6.11.2)
  - Child care home, facility
  - Group home – does it have to be for people with disabilities or elderly?
  - Rooming house
6. PUDs – revise 4.7
7. New process for early review of subdivisions and house siting
8. Review subjective criteria, e.g. views, character, blending in with the landscape --especially 6.6.11
9. Landscaping and buffers – change from visual preference to climate need (6.6.5 and 4.1.5-6)
10. Parking requirements 4.2.3
11. One principal residential building per lot? Why? 4.3.1
12. Noise?
13. Burden of proof of farm nuisance? 4.6
14. Where are commercial uses allowed, and what are the conditions?
15. Rewrite incorrect, ambiguous, unnecessary sections

### Tentative Schedule

Month	Task
Jan-24	housing law and types of housing -- duplex, multi-unit, farm labor housing, group home, cohousing, PUD
Feb-24	First cut table with dimensions -- Village
Mar-24	High priority Forest Blocks -- delineate -- requirements
Apr-24	Wetlands/floodplains/riparian-- overlay zones? Requirements?
May-24	Lake Region -- delineate -- requirements

Jun-24	Other Rural--commercial?, special areas? Requirements
Jul-24	Second cut table with dimensions -- Zoning District Map
Aug-24	PUDs, clusters, density bonuses
Sep-24	Farm labor housing, Agriculture
Oct-24	Process revision -- sketch plan review
Nov-24	Miscellaneous sections of regulations that need to be changed
Dec-24	Check permitted and conditional uses, other sections of regs
Jan-25	Rewriting
Feb-25	review
Mar-25	rewriting
Apr-25	warn hearing
May-25	Public Hearing
Jun-25	Rewriting
Jul-25	warn hearing
Aug-25	selectboard hearing
Sep-25	rewriting
Oct-25	
Nov-25	submission
Dec-25	Well deserved vacation