

Salisbury Planning Commission
Minutes of the June 9, 2025 Meeting – DRAFT

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

Ariell opened the meeting at 7:00. The main purpose of the meeting was to review and clarify seven specific sections of the draft regulations.

Members approved allowing uses that are not mentioned in the regulations to be allowed after determination by the DRB that they would meet specified criteria to insure they are consistent with the town plan, the district goals, and the regulations.

Members agreed to establish overlay districts for Wetlands, Flood Hazard Areas and River Corridors and to include the state-recommended bylaws as articles in the unified regulations.

Members agreed to change the minimum lot size in the Rural Land District to 4 acres (with 600' frontage).

Members agreed to consider the 2:1 density bonus in the Rural Land District a PUD, and to allow the DRB to protect the wildlife habitat corridor through a permit condition rather than an easement.

Members agreed to allow a 2:1 density bonus in some PUDs for housing that is subject to a perpetual affordability covenant approved by the DRB. Because the town doesn't currently have the capacity to administer an affordable housing project, it is anticipated that projects would run through a regional nonprofit like Addison County Community Trust.

Members agreed that legally created pre-existing small lots could be developed for a Permitted Use in the district (review by the ZA) or a Conditional Use in the district (review by the DRB).

Members agreed to the delineation of two Lake Districts: one within 250' of the lake and the other covering areas beyond 250'.

Minutes of the May 12 meeting were approved by consensus.

We will try to set a public hearing date for Monday July 21 or Monday July 28.

The meeting was adjourned at 8:10!

Submitted by Deb Brighton