



Salisbury Planning Board

Meeting Minutes

July 6, 2026

Loretta Razin, Chair (2027)	Present	Dobroslov Slavenskoj, Vice Chair (2028)	Present
Gary Williams, Member (2029)	Absent	Ken Egounis, Member (2029)	Present
David Kelly, Member, Ex-Officio (2027)	Absent	Joe Schmidl, Alternate (2029)	Present
Jeff Nangle, Alternate (2029)	Present	Alternate	Vacant
Alternate	Vacant	April Rollins, Town Administrator	Present
David Hostetler, Alternate Ex-Officio	Present	Sam Wasil, Recording Secretary	Present

Fourteen members of the public were in attendance at Academy Hall. No one attended via Zoom.

Chair Razin **opened** the meeting at 6:30 p.m.

Ken Egounis **motioned** to appoint Alternate Joe Schmidl as a voting member and David Hostetler as Ex-Officio.

Vice Chair Slavenskoj **seconded** the motion, passing unopposed.

Approve Draft Meeting Minutes

Ken Egounis **motioned** to approve the draft meeting minutes from June 1 and June 3, 2026 as written.

Vice Chair Slavenskoj **seconded** the motion which passed with none opposed.

Public Hearing for 5-lot Major Subdivision, Tax Map 238, Lot 55 owned by Loren, Daniel and Jacob Martin

Surveyor Timothy Bernier presented the 5-lot Subdivision plan. Bernier noted the only change since the conceptual was the test pit results.

Bernier proposed dividing a 51.5 acre lot in five lots. Two lots will front on Route 4 with a shared driveway, both being about two acres. Three lots will front on center road with one shared driveway. Two of the center road lots will be about 5 acres and the remaining acreage will stay with the parent lot.

Bernier has submitted two waivers. The first would waive two requirements for topographical survey and boundary markers on the remainder of the parent lot. The second would waive the definition of a private street, allowing three houses to share a driveway. Bernier noted the wetlands impact was the basis for the shared driveways.

Wetlands permitting and state subdivision approval are waiting to be submitted when finalized by the Planning Board. Bernier noted the state requirement to minimize the wetlands impact; with the current plan there is 3,900 square feet of wetlands impact.

Ken Egounis asked about documentation of the fire pond that is located on the property. Bernier replied the pond is contained in the wetland and is not shown as surface waters. Egounis then asked if the right-of-way on the Tax Map has been investigated further. Bernier replied he had not found anything in the title records. Bill MacDuffie Sr. stated it may have been a fire pond 50 plus years ago. Joe Schmidl asked if the fire pond had an easement or is it considered a farm pond. It was believed to be just a farm pond.

Egounis asked if a site visit would be appropriate.

The Board reviewed the subdivision application. The following items were listed as open:

- 4(m) – Slopes in excess of 30 percent
- 4 (p) – Test pit data & locations on map
- 5 (j) – NHDES Subdivision Approval
- 5 (l) – NHDES Wetlands Approval
- 6 (e) – Metes and Bounds description
- 7 (d) – Other Easements (Driveway)

Joe Schmidl **motioned** to accept the application as complete pending the open items.

Vice Chair Slavenskoj **seconded** the motion, which passed unopposed.

Chair Razin **opened** the Public Hearing at 6:57 p.m.

Mary Heath, owner of the previously mentioned right-of-way for Tax Map 238 Lot 58, presented Plan #4952 from the Merrimack County Registry of Deeds. The plan shows the right of way that is referenced on the Tax Map. Discussion on whether the right of way was shown on the property or on the neighbor's property was had. Bernier believed the neighboring property held the right of way. Schmidl felt the plan clarified the right of way was on the neighboring property.

Chair Razin read the following email from Jon Adinolfo on Oak Hill Road,

"I read the notice of the planning board hearing this Monday 7/6/26. I will be out of any cell and/or internet for the next 2 weeks, but this was something I wanted to share my concerns. I'm not sure if this will make it to the planning board members or not, but I need to share my opinion on this. I wish I could attend in person, but that just will not be possible. If you cannot share this, I understand.

The proposal is for a major subdivision for 5 lots at the corner of Old Turnpike and Center Rd. I have viewed maps and see this 53-acre lot has a small road frontage on Rt.4 and small frontage on Center Rd. There is not enough frontage to provide access to 5 house lots (independently), thus I am going to predict that the developer will be asking to put in a road to access 5 separate lots. I am also going to predict that they may ask for the Town to adopt this roadway therefore making it the Town's responsibility to maintain. I am in full opposition to the Town accepting any request to add another roadway. I am also in opposition for the major subdivision to make 5 house lots.

I am all for anyone who wants to build a home in this great and beautiful rural town. Salisbury is all about small town, simple living. That was why my family and I came here. I may not have been a resident of Salisbury very long, but I have lived in NH, specifically Merrimack

County all my life. However, if you want to build, each lot must conform to the building requirements and meet the minimum acreage and road frontage of 200 feet. This development, which let us be honest, is a development, will have more of a negative impact on the town than a positive one. The deforestation of this lot to the degree to build 5 homes with proper access will without a doubt impact the drainage of this sloping area. The addition of wells will impact the water source to those nearby and could reduce an established well source to below the minimum GPM.

I came to Salisbury after coming here to hunt, fish and explore since I was a teen. I have always wanted to live here and now I do. I came here for the small town, dirt road, small farm community. I did not come here to watch this lovely town become a town of development. Please accept this as my expressed opposition to this major subdivision and development.”

Chair Razin **closed** the Public Hearing at 7:08 p.m.

Egounis asked if this classified as a regional impact issue. Schmidl noted five lots would not be considered a regional impact.

Dave Hostetler felt the original lot was ill suited to a subdivision of this many lots. The contiguous buildable area location likely would have additional impacts to the wetlands that is not assessable in the subdivision process. Hostetler believed less lots would be better based on the wetlands impact. Schmidl noted that while the frontage supports five lots, the wetlands would not.

Vice Chair Slavenskoj stated the subdivision application conformed to town standards in regards to frontage and acreage, but felt the plan did not conform to the master plan. Slavenskoj also noted the speed limit in that area was concerning for adding more cars entering the road. Slavenskoj noted the driveway easements could also cause issues.

Schmidl noted there are two waivers outstanding. The three resident driveway could create maintenance and liability issues later on. Hostetler asked if the driveway in the setback was an issue. Schmidl noted driveways can be in the setback.

Bernier stated New Hampshire DOT prefers shared driveways while creating house lots. Bernier continued that 3,000 or 4,000 square feet of wetlands is not an excessive amount and the proposed lots do not exceed NHDES environmental standards. Wetlands on the lots are considered forested wetlands and the pond is not shown on the map because of the amount of vegetation, from lack of maintenance. Bernier stated the biggest wetland impact is the manmade ditch on the side of Center Road.

Bernier noted they hoped potential buyers would be great neighbors. The lots were created in mind that there would be a large area for a house, yard and driveway. Bernier noted the State did not consider Route 4 densely traveled highway, and a driveway permit had already been granted. Bernier felt the lots would be a beautiful area to build.

Hostetler noted that no one forced the five-lot subdivision, that five lots was a choice. Bernier replied that 53 acres should be able to support five lots. Vice Chair Slavenskoj noted the subdivision was utilizing less than 20 acres of the 53. Slavenskoj felt the issue was the number of lots. Bernier replied the Town voted on the Zoning Ordinance and he felt the lots met those standards. Egounis noted that in the master plan, residents did not want cluster development and cul-de-sacs.

Bernier asked if the board wanted ten acre lots with 2000’ - 3000’ driveways and stated the Fire Department still needs to put out fires down those long driveways. Slavenskoj noted

based on the plan driveways could be 1000' driveways instead of shared. Egounis noted Bernier had just stated the wetlands impact needs to be minimized but five lots would not be minimizing the impact.

Schmidl asked if there was contiguous buildable area in the southern area below the wetlands on lot 3. Bernier replied no because of the wetlands. Schmidl noted that the challenge was to get people out to the five buildable areas and perhaps four lots worked better.

Joe Schmidl **motioned** to approve the waiver for topography on the backlands. Vice Chair Slavenskoj **seconded** the motion. **Motion failed with Vice Chair Slavenskoj, Ken Egounis and Ex-Officio Hostetler opposed.**

Joe Schmidl **motioned** to deny the waiver for the metes and bounds markings. Vice Chair Slavenskoj **seconded** the motion, passing unopposed.

Vice Chair Slavenskoj **motioned** to deny the waiver for the definition of a private street. Joe Schmidl **seconded** the motion, passing unopposed.

All waivers were denied by the Planning Board.

Joe Schmidl **motioned** to continue the public hearing until a plan without the waiver conditions is received.

Vice Chair Slavenskoj **seconded** the motion, passing unopposed.

Conceptual Review of Boundary Line Adjustment, Tax Map 238, Lot 3 and Tax Map 239, Lot 32.02 owned by Jason & Karen Currier

Jason Currier presented a conceptual boundary line adjustment. Currier noted the purpose was to move 20 acres to the smaller lot and allow his son to build. The proposed lots would contain 70 acres and 40 acres with the boundary line now following the natural features, the line will cross a large beaver dam in the brook.

The board noted the boundary lines needed to meet the 500' marker requirement. Vice Chair Slavenskoj noted the board would entertain a waiver for the boundary that goes over the beaver dam.

Public hearing is scheduled for July 20th.

Other Business

TA Rollins noted Mike Tardiff has the master plan survey ready, will be discussed at next meeting.

Next Meeting – Monday, July 20, 2026 at 6:30 p.m.

Adjournment

Joe Schmidl **motioned** that they adjourn the meeting.

Vice Chair Slavenskoj **seconded** the motion and the Board adjourned at 8:01 p.m.

Respectfully Submitted,
Sam Wasil, Recording Secretary

These minutes were approved at the
July 20, 2026 SPB meeting.