



Salisbury Planning Board

Meeting Minutes

July 20, 2026

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

Nine 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.

Approve Draft Meeting Minutes

Vice Chair Slavenskoj **motioned** to approve the draft meeting minutes from July 6, 2026 as written.

Ken Egounis **seconded** the motion which passed with none opposed.

Public Hearing for Boundary Line Adjustment of Tax Map 238, Lot 3 and Tax Map 239, Lot 32.02

Jason Currier presented the Boundary Line Adjustment to the Board. Currier noted he had reviewed the suggested boundary markers with his surveyor and they felt the markers the Board had previously asked for would not be feasible due to the layout of wetlands. Joe Schmidl stated the value was not worth the effort and suggested a waiver for the boundary markings.

The Board review the Boundary Line Adjustment application. The following items were listed as open:

4(g) – Ledge.

6(e) – Metes and Bounds descriptions.

During review of the application, Schmidl stated the waivers were asking for everything that would determine if the lot was buildable and was concerned. Ken Egounis noted the lots were both existing and he felt that if the application was to subdivide the waivers would be looked at differently.

Vice Chair Slavenskoj **motioned** to accept the application as complete pending the open items. Gary Williams **seconded** the motion, passing unopposed.

Chair Razin **opened** the Public Hearing at 7:09 p.m.

Mary Heath, abutter stated her support of the boundary line adjustment.

Chair Razin **closed** the Public Hearing at 7:10 p.m.

Vice Chair Slavenskoj **motioned** to approve the application with the waivers, pending open items are completed.

Gary Williams **seconded** the motion, passing unopposed.

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

Surveyor Timothy Bernier noted the following changes to the subdivision plans: topography, boundary marks, a third driveway, the farm pond, test pit locations and two new steep slopes. Bernier stated a note for ledges will be added to final plan.

Chair Razin noted the Board previously missed the Fire Protection requirement and asked if they would be adding a note for sprinklers being required. Loren Martin asked for clarification on what the board was referring to. Schmidl replied since it was a major subdivision the Town requires some form of fire protection, either a cistern, fire pond or deed stipulation for fire sprinklers installed in the houses by owners.

Ken Egounis noted that major subdivisions have more scrutiny and requirements. He felt the area would be more of an impact, due to the recent subdivision of an abutting property, noting that in 1400 feet of road frontage there could now be 7 or 8 new houses. Egounis asked if regional impact could be investigated or if an attorney should look over the plans. The owner's attorney, Nicholas Harris offered to answer any questions. Schmidl noted that a 5-lot subdivision did not qualify as regional impact and that Central New Hampshire Regional Planning Commission had already looked over and commented on the plans.

TA Rollins noted the State Subdivision and Wetlands permits were still pending. Schmidl believed the Town had never previously asked for Wetlands permits to approve subdivisions.

Egounis noted he had no issue with lots 1 and 2 but lots 3, 4 and 5 were uncharacteristic of the Town. Vice Chair Slavenskoj noted the lots all met zoning requirements.

Chair Razin **opened** the Public Hearing at 7:28 p.m.

No public comments

Chair Razin **closed** the Public Hearing at 7:29 p.m.

Vice Chair Slavenskoj **motioned** to approve the application pending State subdivision approval, and notes for ledge and fire protection.

David Kelly **seconded** the motion. Passing with Ken Egounis opposed.

2027 Master Plan Questionnaire

TA Rollins noted the final questionnaire was submitted to the Board and if they were okay with it, she can have Mike Tardiff go ahead with the survey.

The Board approved the questionnaire to be distributed.

Zoning Ordinance – Accessory Dwelling Units, Article IV

State RSA 674:72 now allows Accessory Dwelling Units by right. TA Rollins noted this meant the conditional use approval needed to be removed from the Zoning Ordinance. Rollins will draft a new section for the Board to review and approve for Town Meeting.

Tentative Next Meeting – Monday, August 3, 2026 at 6:30 p.m.

Adjournment

Vice Chair Slavenskoj **motioned** that they adjourn the meeting.

Ken Egounis **seconded** the motion and the Board adjourned at 7:42 p.m.

Respectfully Submitted,
Sam Wasil, Recording Secretary

These minutes were approved at the
August 17, 2026 PB meeting.