



**Salisbury Zoning Board of Adjustment
Meeting Minutes
Public Meeting • Academy Hall
August 13, 2026
7:00 p.m.**

John Bentley, Chair (2028)	Present	Gary LeMay, Vice-Chair (2028)	Present
David Hostetler (2027)	Absent	Jocelyn Henry (2029)	Absent
Gary Williams (2029)	Present	Alternate	Vacant
Alternate	Vacant	Alternate	Vacant
April Rollins, Town Administrator	Absent	Sam Wasil, Recording Secretary	Present

Two members of the public attended the meeting at Academy Hall.
No members of the public attended via Zoom.

Chair Bentley **opened** the meeting at 7:01 p.m.

OLD BUSINESS

Approve Minutes

Chair Bentley **motioned** to approve the draft meeting minutes of June 11, 2026 as written.
Vice Chair LeMay **seconded** the motion which passed with none opposed.

NEW BUSINESS

Public Hearing

Applicant Cole A. Saltmarsh has requested a variance from the Zoning Ordinance of the Town of Salisbury, Article V, Section F; in order to build a garage within the side yard setback for property at 198 Center Road (Tax Map 245, Lot 36.02)

Vice Chair LeMay **opened** the public hearing at 7:05 p.m.

Applicant Saltmarsh made the following amendments to the Variance Application: 3a to read: “would be a convenient location due to topography of the lot” and 4 to read “will improve the property and improve the tax base”.

Vice Chair LeMay asked for a description of the topography. Saltmarsh noted the residence sits in a valley about 300 feet from the road. The driveway follows a steep decline towards the residence. Saltmarsh would like to build the garage in the valley close to the residence, due to proximity to the residence and utilities. Saltmarsh noted the abutting residence is located on the roadway and not near the proposed location.

Vice Chair LeMay **closed** the public hearing at 7:18 p.m.

The ZBA reviewed and evaluated the Application for Variance as presented:

1. **Will not diminish surrounding property values.**
Chair Bentley **motioned** to deem this criterion as met.
Gary Willaims **seconded** the motion which passed with none opposed.
2. **Not contrary to the public interest.**
Chair Bentley **motioned** to deem this criterion as met.
Gary Williams **seconded** the motion which passed with none opposed.
3. **Denial of Variance Would Cause Unnecessary Hardship because:**
 - a. **The zoning restriction interferes with reasonable use.**
Chair Bentley **motioned** to deem this criterion as met.
Gary Willaims **seconded** the motion which passed with none opposed.
 - b. **No fair or substantial relationship exists between the general purpose of the Zoning Board and the specific restriction on the property.**
Chair Bentley **motioned** to deem this criterion as met.
Gary Williams **seconded** the motion which passed with none opposed.
 - c. **The variance would not injure the public or private rights of others.**
Chair Bentley **motioned** to deem this criterion as met.
Gary Willaims **seconded** the motion which passed with none opposed.
4. **Substantial Justice**
Chair Bentley **motioned** to deem this criterion as met.
Gary Willaims **seconded** the motion which passed with none opposed.
5. **Spirit of the Ordinance**
Gary Williams **motioned** to deem this criterion as met.
Chair Bentley **seconded** the motion which passed with none opposed.

The variance was granted.

Adjournment

Chair Bentley **motioned** to adjourn the meeting.
Gary Williams **seconded** the motion and the ZBA adjourned at 7:27 p.m.

Respectfully submitted,

Sam Wasil, Recording Secretary