



Salisbury Planning Board

Meeting Minutes

August 17, 2026

Loretta Razin, Chair (2027)	Absent	Dobroslav Slavenskoj, Vice Chair (2028)	Absent
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	Present	Sam Wasil, Recording Secretary	Present

Two members of the public were in attendance at Academy Hall.
Two members of the public attended via Zoom.

Ken Equonis **opened** the meeting at 6:30 p.m.

Ken Egounis **motioned** to appoint Joe Schmidl as voting member for the meeting.
Gary Williams **seconded** the motion, passing unopposed.

Approve Draft Meeting Minutes

David Kelly **motioned** to approve the draft meeting minutes from July 20th, 2026 as written.
Gary Willaims **seconded** the motion which passed with none opposed.

Master Plan Update

Mike Tardiff presented new land use maps for the Board to review and revise as needed.
The survey has been made available. Tardiff noted there has been only about 45 responses so far, and asked the Board if they had any more avenues to reach people. TA Rollins suggested the Andover Beacon. Rollins and Tardiff will look into advertising in the Beacon.

Tardiff would like to host a Master Plan meeting in October, with possible incentives for residents to show up.

Tardiff noted his staff members have been going over multiple statistics for the Master Plan. The only notable difference is a decrease in traffic counts.

Conceptual Consultation for property fronting on Bay Road, Map 232, Lot 4 owned by Philip A. Alton Revocable Trust

Surveyor Eric Pospesil presented a preliminary plan for a 3-lot subdivision of Map 232, Lot 4. New lots would be 12 acres and 20 acres, with the parent lot keeping the remaining 117 acres. Pospesil noted the owner would like to sell the lots.

There was discussion on the scale of the map. The conceptual map scaling was different than the Board had seen before. Pospesil noted the Town's 1 inch to 100 feet scale would require 3 sheets. Egounis asked if the maps would be given to the Town digitally as well as physical. Pospesil replied yes. Schmidl suggested a second sheet with just the new parcels blown up. Board would like to see the Town Standard maintained for scaling.

Pospesil noted the back pieces of land have steep topography and asked if the Board would be okay with 5 foot increments instead of the standard 2 foot. Schmidl noted with correct scaling the topography notations on the map would be less of an issue.

TA Rollins noted the lot sits on multiple tax maps and she will have to double check with the Tax Map makers on the numbering for the lots. Rollins will get that information to Pospesil before the Public Hearing.

Pospesil asked if the lots require test pits on each lot. Schmidl replied yes to prove the lot is buildable, regardless of the size. The 1.4 contiguous buildable area should include the test pit.

Pospesil asked if the entire lot needs to be wetlands delineated. Schmidl noted they can ask for a waiver for the larger area, as long as the contiguous buildable area is lineated. Schmidl noted he would personally waive wetlands and topography on the larger section of the lots, if the minimum buildable area contained each.

Schmidl noted boundary lines are required to be marked every 500 feet, new and existing boundary. Pospesil felt adding markers to the existing boundary was not good practice, and it would change the deed description. Schmidl noted metes and bounds descriptions are required as part of the application.

Schmidl noted there were newer FEMA maps as well, that should apply to the subdivision.

Zoning Ordinance – Accessory Dwelling Units, Article IV

TA Rollins presented a draft zoning amendment for accessory dwellings. Rollins noted there were two optional provisions if the Board would like to include them. One is to allow an ADU to be converted to a condominium and permit sale or conveyance of the ADU separately from the associated single-family dwelling. The Board was not in favor of adding this to the amendment. The second provision was to permit larger than 750 square feet. Rollins noted the last amendment already permits this.

Other Business

TA Rollins noted a new bill limits members who sit on both Zoning Board of Adjustment and Planning Board from voting on a matter that has already been decided by Zoning.

Next Meeting – Monday, September 21, 2026 at 6:30 p.m.

Adjournment

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

Dave Kelly **seconded** the motion and the Board adjourned at 7:24 p.m.

Respectfully Submitted, Sam Wasil, Recording Secretary