

**Town of Danbury**  
**BOARD OF SELECTMEN MEETING MINUTES**  
**Wednesday May 3, 2023, 6:00 PM**

**Members present:** Jessica Hatch, Chair, Ruby Hill  
Absent Tracy Shepard  
Also present, Karen Padgett, Administrative Assistant

**Sean Chamberlin, LRPC** 6:00  
**Jeanne & Branch Sanders/re 34 Smith River Rd** 6:15  
**Public Hearing to accept Phelps Lane** 6:30(see minutes attached)  
At 6:04pm Jessica Hatch opened the meeting.

Ruby motioned to approve the meeting minutes of 4/19/23 as written, seconded by Jessica. Motion passed 2-0.

**Jeanne and Branch Sanders**, who live on Murray Hill Road just over the Danbury/Hill town line, were in to express their concern regarding the McLean property at 34 Smith River Rd. No one lives at the property since the owner died in early 2022. The outside of the property is littered with furniture, appliances, trash bags, animal crates, old vehicles, a horse trailer and many other things and they feel it is hazardous. They noted that some cleanup of the property has been started by Scott Briere at the request of the deceased property owner's wife. He will need help loading the refrigerators and the freezers into his truck. Jessica stated that she visited the property and understands their concerns. For the vehicles, there is no way to take them to the junkyard without a title. The Sanders will reach out to Mrs. Mclean to see if she has the titles. Jessica made a motion to accept items at the Transfer Station from the 34 Smith River Rd property clean up without charge, and to track the cost of the items taken to the Transfer Station. Motion was seconded by Ruby and passed 2-0. Any monies paid by Scott Brier to date will be returned to him.

**Sean Chamberlin of the Lakes Region Planning Commission** was in to request that the Board appoint someone to the Transportation Advisory Committee, as the Danbury spot is currently vacant. Meetings are held five to eight times per year. The committee gives technical advice and recommendations to the Planning Commission concerning transportation issues and needs of the Lakes Region. In addition, the commission maintains a liaison between the LRPC, municipal and state officials and the general public regarding transportation planning.

**Consent/Signature Agenda**

- Payroll and accounts payable
- April bank reconciliations
- Intent to Cut – Thomas /Searle Hill Rd/411-059
- Timber tax bill - Duffy/New Canada Rd/415-031 \$5,681.95  
Walker/362 Walker Brook Rd/414-007 \$2,397.42
- Courtesy notices Henss – Juniper Meadow Rd 412-027 – no building permit  
Hollins – School Pond Rd 201-054-001 – RV parked no BP and CU land
- Purchase orders FD- Uline \$514.00 mobile shelving unit  
EX – Intuit \$799.00 QuickBooks
- Vacation request

Jessica motioned to approve the consent agenda, seconded by Ruby. Motion passed 2-0.

**Driveway Permit Application**

- **LaVorgna** /Waukeena Lake Rd/ 409-007/ Jessica motioned to approve, seconded by Ruby. Motion passed 2-0.

### **Building Permit Applications**

- **15-2023B Phelps** 201-050 663 US Route 4/50 x 70 storage unit /Jessica motioned to approve, seconded by Ruby. Motion passed 2-0.
- **16-2023B LaVorgna** 409-007/Waukeena Lake Rd/New Shop and storage building/ Jessica motioned to approve, seconded by Ruby. Motion passed 2-0.
- **17-2023B Bliss** 411-110-001/41 Gould Hill Rd/ 40x50 Garage and RV for temporary living/ Jessica motioned to approve, seconded by Ruby. Motion passed 2-0.
- **18-2023B Cook** 201-069/77 Eastern District/20x24 addition for kitchen and playroom/ Jessica motioned to approve, seconded by Ruby. Motion passed 2-0.

### **Old Business**

- The survey of the town-owned lot on NH Route 104(201-116) is complete. Copies will be given to the Safety Services Building Committee for planning purposes.

### **New Business**

- The 2022 equalization ratio is 78.3% for 2022, which is very low since the town wide revaluation was the year prior. In checking with Natalie Duffy of the NH Department of Revenue Administration she said there is no need for concern as all towns are in the same situation. The current real estate market has high demand and low inventory, with properties selling well above the market price.

### **Selectmen**

Ruby gave a progress report on the efforts to address overcrowding at Danbury Elementary School and to keep grades K-5 in Danbury. She met with the school district facilities director, Colin Brown of Central Land Surveying and Road Agent Cornell in separate meetings on the school grounds. The abutting property to the east of the school may not have the land to sell as most of it is wet. Colin Brown will check on this. There is a possibility of an access road to the school from Restful Road.

At 7:10, Jessica made a motion to go into nonpublic session per

*RSA 91-A:3, II (a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, **unless** the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, inwhich case the request shall be granted.*

Motion was seconded by Ruby. All in favor.

At 7:20pm, the Board returned to public session. No decisions were made, and no votes taken.

### **FYI**

- ARPA funds annual reporting complete(no funds obligated or expended)
- NH DES Bog Dam Inspection Report
- Crisco certificate of completion – Backhoe operation
- Linda Wilson email regarding Northern Rail Trail interpretive panel
- Monthly property sales
- JSJ NH State surplus auction 5/20/23
- Invitation to Regional Prevention Summit CADY

At 7:21 Jessica motioned to adjourn, seconded by Ruby. Motion carried. Meeting adjourned.

The next meeting of the Board of Selectmen will be held on Wednesday, May 17, 2023, at 6pm.

*Respectfully submitted, Karen Padgett, Administrative Assistant*

# PUBLIC HEARING ON PHELPS LANE ROAD ACCEPTANCE

May 3, 2023, 6:30pm

At 6:30pm, Jessica Hatch, Selectboard Chair, opened the public hearing on the road acceptance.

She read the following into the record:

*These are the actions necessary prior to a formal vote by the Board of Selectmen to accept a road as a Class V town-maintained road.*

The Town of Danbury voted in 1994 to authorize the Board of Selectmen to accept roads on behalf of Town per RSA 674:40-a.

The street/road location and line must be shown on a subdivision plan approved by the Planning Board.

- Subdivision plan approved by the Planning Board on 5/10/2022.

The road must meet Town of Danbury Minimum Road Standards, adopted 2/2/1998 and amended 6/14/2005.

- The Road Agent notified Planning Board of street completion to town road standards on 1/30/2023.
- The Planning Board notified the Selectboard in writing of the satisfactory completion of the road 2/28/2023.

James Phelps has provided a deed for the road, which will be recorded at the Merrimack County Registry of Deeds.

Jessica asked if there were any questions or public comment. There were none. (James Phelps was the only member of the public present).

She asked Mr. Phelps if he would be providing the road sign. He will, and just needs the specifications of the sign.

Also, Jessica noted that there is a dead tree on one of the wires.

Jessica motioned to close the public hearing at 6:36, seconded by Ruby.

***Jessica Hatch motioned to approve and accept Phelps Lane as a Class V Road for the Town of Danbury. Motion was seconded by Ruby Hill and passed unanimously.***