

Danbury Planning Board

June 27th, 2023

Adopted

The Danbury Planning Board met on Tuesday June 27th, 2023 in accordance with the schedule adopted and posted. John Taylor called the meeting to order at 7:00 p.m. and welcomed everyone present. John asked if anyone had a conflict of interest and hearing none proceeded with the meeting.

Present:

John Taylor, Chair

Mark Zaccaria, Vice Chair

Matthew Remillard, Secretary

Anna Offen, clerk

Jim Phelps, alternate

Not Present:

Ruby Hill, Selectmen ex-officio

Gary Donoghue

Guests: Gerry Dionne, Phil Hastings, Chris and Jennifer Fore, Jess Hatch

John Taylor appointed Jim Phelps to be a voting member of the Board.

John Taylor read the following building permits into the record:

Ann Marie Alexander, 38 Challenge Hill Rd, Tax Map 415, Lot 049, 23 Module roof mounted solar array installation

Jon Little and Amy Hilliker, 49 Sheldon Rd, Tax Map 409, Lot 083, New 3 bedroom/2 bath winsor modular home, 27'6" x 44'

At 7:04pm John Taylor opened the continued public hearing on the Forest Knolls West Subdivision for Ragged Mountain, property located on Ragged Mountain Rd. Phil said that he and Mike Donovan have been communicating back and forth regarding updates to the Subdivision. He presented to the Board and the public a document listing "Conditions Precedent to Signing Plat". Ragged has agreed to pay the exaction fee of \$25,000 to go towards the improvements of the road. The payment would be provided within 30 days of notice that the town is going to begin work on the road. Reviewed the document from Phil Hastings.

Reviewed the memo from Mike D. Per the calculations included in the memo and figured during the meeting, after taking the required common space for the Forest Knolls Subdivision, there will be 27.32 acres remaining in the Fish and Game (colloquially) land bank.

Jim Phelps asked how would we record the open land reserved? Mike Donovan stated that #9 on the Conditions document addressed this, with a note to be added to the plat. There will also be language within the CC&R's that will designate what is open common space.

Anna Offen asked about the street being created in the subdivision and what the name would be? Phil answered that Forest Knolls West Rd will be a private road but that another condition should be added that the Selectmen will need to review the name of the private road prior to approval.

Chris Fore, abutter spoke and first thanked the Board and Ragged for reconciling all the land in regards to open space. He said that the development agreement seems to be in conflict with the Land Use and Zoning Ordinance, as the open land designated is not in a conservation easement. Mike D said that he does not think that this is the case. The Board previously agreed to the allowance of land to be determined as "common land" without the conservation easement.

Jim Phelps made a motion to adopt the Findings of Fact Re: Common Open Area, dated June 27, 2023 with the amended acreage as presented at the meeting tonight, Mark Zaccaria seconded. **Motion passed unanimously.** Mike Donovan will send the updated Findings of Fact to Anna Offen via email.

Jim Phelps made a motion to approve the subdivision pursuant to all the conditions listed (1-16) on the document provided this evening "Proposed Conditions of Approval", Mark Zaccaria seconded. Roll Call Vote: Jim Phelps - yes, Mark Zaccaria – yes, Anna Offen - yes, John Taylor - yes, Matthew Remillard – yes. **Motion passed unanimously.** Mike Donovan will send the updated document to Anna via email. Phil Hastings will also send an updated check for fees (\$255.00). Closed the public hearing.

The board reviewed the minutes from June 13th, 2023. Jim Phelps made a motion to approve the minutes, Matthew Remillard seconded. **Motion passed unanimously.**

The Board reviewed the Notice of Decision re: 3J Farms Subdivision. Jim Phelps made a motion to approve, Matthew Remillard seconded.

At 8:15pm Jim Phelps made a motion to adjourn, Mark Zaccaria seconded. **Motion passed unanimously.**