

Danbury Planning Board

December 11th, 2018

Un-Adopted

The Danbury Planning Board met on Tuesday, December 11th, 2018 at the Danbury Town Hall 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:

Roxanne Winslow

Will Cowen

Rick Swift

Jim Phelps

Bernie Golden

John Taylor, Chair

Anna Offen, clerk

Not Present:

Gary Donoghue

Tom Curren

Guests: Phil Hastings, John McGrath, Geo & Janet Stitt

Previous meeting minutes were reviewed. Bernie Golden made a motion to accept the minutes of November 13th, 2018, as amended Jim Phelps seconded. Amendments to include correcting the date in the title of the minutes and adding Gary Donoghue to the "Present" column. **Motion passed unanimously.**

At 7:05pm John opened a public hearing on the Application for a Subdivision for SRK Holdings LLC, New Canada Road, **Tax Map 416, Lot 64**. Will Cowen reviewed the Subdivision checklist and the board reviewed the application. Jim Phelps suggested that the survey should be including delineation of any wetlands or unusable land in the proposed subdivision lots, to ensure that the buildable land meets the 2 acre lot requirement. John asked for a motion to accept the application as complete, pending the receipt of DES permits and the delineation of wetlands, ledge and slope. Bernie Golden made a motion to accept the application, with the understanding that the results of the pending items could change the result of the Subdivision, Jim Phelps seconded. Roll Call Vote: Jim Phelps – yes, Roxanne Winslow – yes, John Taylor - yes, Will Cowen – yes, Rick Swift – yes, Bernie Golden - yes. **Motion passed unanimously.** Closed public hearing on application.

At 7:15pm John opened the public hearing on the Subdivision for SRK Holdings LLC, New Canada Road, **Tax Map 416, Lot 64**. Phil Hastings presented the Subdivision to the board and

guests. A discussion was held. A question was posed by the board to Phil in regards to how to best track the land that is included in the Master Agreement and what has been removed. A couple of options were presented - logging it in the minutes, filing it with the State and making amendments to the Master agreement. A question was also asked about any restrictions that might be placed on the lots. There will be some restrictions placed, that have not been decided yet. Discussion was then turned to the audience. A question from the audience was in regards to the condition of New Canada Road and any plans from the town to fix any road issues, which there are not at this time. Another question was asked if it would only be single family homes allowed on the lots, and the answer was yes. It was also mentioned that the lots would be sold as lots and would not be built on prior to selling. Guests also asked if there were plans to widen the road or not allow busses on the road. The town did put up signage, but other than that there is not much else that can be done. It was determined that the public hearing on this Subdivision would be continued in January 2019, pending the receipt of DES permits and the delineation of wetlands, ledge and slope, with the understanding that the results of the pending items could change the result of the Subdivision. Jim Phelps made a motion to continue the public hearing on January 8th, 2019, Will Cowen seconded. Roll Call Vote: Roxanne Winslow – yes, Jim Phelps – yes, Gary Donoghue - yes, Will Cowen – yes, Rick Swift – yes, Bernie Golden - yes. **Motion passed unanimously.** The public hearing has been continued to January 8th, 2019.

Held an informal discussion with Phil Hastings in regards to the Corrective Second Amendment to Second Amended and Restated Development Agreement. It was signed back in June originally, but when it was filed there was one page missing. Bernie Golden made a motion to allow John Taylor to sign the Corrective Second Amendment to Second Amended and Restated Development Agreement, Jim Phelps seconded. **Motion passed unanimously.**

Phil Hastings also asked the board about the possible sale of a 20 acre lot that was originally included in the Development Agreement and Master Plan - as future remote parking for Ragged Mountain Resort. Phil will provide the board with a draft of the proposal and it will be reviewed and the discussion will be continued at the January 8th meeting.

He also spoke about some property that SRK Holdings owns in the town of Hill. There is a 60 acre parcel that has a proposed buyer. The lot is located in Hill but has been indexed to the property in Danbury. The lot is not in the Master Plan. Phil would like to clarify with both towns that a change to a note on the plan, Note 7 on Plan 19962 located at the Merrimack County Registry of Deeds, can be made. This will be reviewed at our January meeting.

Discussion resumed on the proposed amendments to the town's LUZOs regarding storage units and travel trailers. The board reviewed the changes that Bernie had worked on. Jim Phelps made a motion to accept the proposed Zoning Ordinance changes and to go to public hearing with them, Bernie Golden seconded. **Motion passed unanimously.**

John read into record an email that was received from the Board of Selectmen letting the Board know that a building permit application was received for antenna modifications to the Verizon Wireless equipment. This permit is for the modification of existing equipment, so as long as the height is not being increased they will not need to come before the board.

The Board received a copy for a Request for Project Review by the NH Division of Historical Resources for a project titled NH Ragged Mountain CAC / 800427 for Ragged Mountain Ski Area, Tax Map 416, Lot 60. It was marked that “No Historic Properties Affected”.

John read the following building permits into record:

Anna and Seth Offen, 190 Wild Meadow Rd, **Tax Map 403, Lots 016 & 015**, New Metal Roof and painting exterior, temporary storage container

At 9:12pm Will Cowen made a motion to adjourn, Roxanne Winslow seconded. **Motion passed unanimously.**