

Danbury Planning Board

July 9th, 2019

Un-Adopted

The Danbury Planning Board met on Tuesday, July 9th, 2019 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, Jim Phelps recused himself from the meeting.

Present:

Jim Phelps (recused)

Rick Swift

Bernie Golden

Will Cowen

Roxanne Winslow

John Taylor, Chair

Anna Offen, clerk

Not Present:

Tom Curren

Gary Donoghue

Guests: Doug Colby, Brian and Francis Bliss, Mark Loos

Previous meeting minutes from June 11th were reviewed. Bernie Golden made a motion to approve the minutes from June 11th, Will Cowen seconded. **Motion passed unanimously.**

At 7:07pm John Taylor opened the public hearing on the Site Plan Review Amendment Application for JBB, LLC. Will Cowen reviewed the application checklist to make sure that the application was complete and it was determined to be so. Bernie Golden made a motion to accept the application as complete, Will Cowen seconded. Roll call vote: Roxanne Winslow – yes, John Taylor – yes, Will Cowen – yes, Rick Swift – yes, Bernie Golden – yes. **Motion passed unanimously.** At 7:11pm John closed the public hearing on the Site Plan Review Amendment Application for JBB, LLC.

At 7:12pm John Taylor opened the public hearing on the Site Plan Review Amendment for JBB, LLC. The building type was the only change to the original Site Plan Review. It will now be a closed in storage building, instead of the original post barn. Bernie Golden made a motion to approve the Site Plan Review Amendment for JBB, LLC, Rick Swift seconded. Roll call vote: Roxanne Winslow – yes, John Taylor – yes, Will Cowen – yes, Rick Swift – yes, Bernie Golden – yes. **Motion passed unanimously.** At 7:14pm John closed the public hearing on the Site Plan Review Amendment for JBB, LLC.

At 7:15pm John Taylor opened the public hearing on the Excavation Permit Application for James D Phelps. Jim Phelps presented the application to the board. An excavation plan and a reclamation plan were both presented. The application still needs to be sent to the state for an alteration of terrain permit, and the plan would need to be approved by the board with the consideration of that permit being obtained by the applicant. Jim Phelps stated to the board that if this application was approved, the pit on Jack Wells Rd will be closed within the next 2 years. The hours of operation for the new pit will be Monday-Saturday 7am-5pm. There were some abutters and residents present for the hearing and they had questions for both the board and Jim.

Questions from the crowd – Are bonds required for the pit? Yes and they have been purchased pursuant to the regulations. There was concern that the excavation pit is close to the old landfill. Jim explained that test pits were done for that very purpose. There was a question about whether or not environmental testing had been done? There has been no record of any issues and the board does not have any evidence that there is an environmental issue. If the State of New Hampshire feels that there could be a potential issue when reviewing the application, they would get involved. The resident that raised the concerns wanted it stated in the record that he felt that the proximity to the landfill could be an issue. Were any of the wells tested in the area? Jim Phelps said that they had been tested in the 1980's, but that nothing was found in the wells of abutting property. Question from an abutter – would his view be affected? What about property values? Jim Phelps answered – the pit would be screened to minimize the site of the trucks. The elevation of the digging would be about 40 feet lower than the abutter's property. More questions - Do you anticipate any blasting? No. Have you found any ground water when you dug? No we have not. If you hit water, do you need to pump it? No they would get out of the digging, as the material would not be ideal. Can the State require any changes or deny the permit and would that come back to the town? Yes if any changes were made, or additional information requested from the state it would come back to the town, and would need to be brought back before the board. Question – Vegetation that was removed will that impact water run-off, erosion, etc? They will not be removing all the grass and the changes would be gradual. Question – how long are the bonds good for? They need to be renewed every year. Question – who enforces the bond? The Board of Selectmen does when they review the yearly permit. There were no further questions from the board or quests. Bernie Golden made a motion to approve the application, pending State approval Roxanne Winslow seconded. Roll call vote: Roxanne Winslow – yes, John Taylor – yes, Will Cowen – yes, Rick Swift – yes, Bernie Golden – yes. **Motion passed unanimously.** At 7:42pm John closed the public hearing on Excavation Permit Application for James D Phelps.

John Taylor read a letter into record that was received from Ragged Mountain Resort. The letter was the 2018-2019 Winter Season Parking Report. The letter stated that no cars were parked on

the road at any time during the season. The increase to parking lot capacities and new “No Parking” signage helped Ragged to make sure that all cars were parked in lots and not on the roads, as requested by the town.

John read the following building permits into record:

Thomas and Laura Kilkenny, Powers Rd, **Tax Map 418, Lot 023**, 9.36 Kw ground mounted solar tracker, 24 Q390W panels/ 1 solar edge converter

James D Phelps, 32 Wiggin Rd, **Tax Map 410, Lot 082**, Total renovation of home

Carl Huntoon and Adam England, 10 Peckham Lane, **Tax Map 405, Lot 003-MH1**, Placement of mobile home

Raymond and Penny Bill, 282 North Rd, **Tax Map 409, Lot 108**, Shed type roof overhang 9 X 39

John Taylor read into record a letter from the Lakes Region Planning Commission. The letter was addressed to the Board of Selectmen and a copy was sent to the Planning Board. The letter stated that the Town of Danbury does not currently have a representative appointed to the LRPC’s Transportation Advisory Committee and that the town is entitled to appoint on member.

Two surveys were read into record. The first was for Mark and Deborah Ramsey and the second was for the Peter and Mary Wallen property. No action is needed from the board.

At 7:54pm Bernie Golden made a motion to adjourn, Will Cowen seconded. **Motion passed unanimously.**