

Danbury Planning Board

May 28, 2019

Un-Adopted

The Danbury Planning Board met on Tuesday, May 28, 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 and hearing none, proceeded with the meeting.

Present:

Jim Phelps

Rick Swift

Bernie Golden

John Taylor, Chair

Anna Offen, clerk

Guests: Doug Colby

Not Present:

Will Cowen

Gary Donoghue

Roxanne Winslow

Tom Curren

Previous meeting minutes were deferred to the June meeting, due absence of some of the board members. The minutes from May 14th will be approved at that time.

Doug Colby was present for an informal discussion on a letter that he received from the Board of Selectmen regarding work being done at his commercial building in town. Due to the construction that is ongoing on the building, and the fact that the building is being used for commercial purposes, the discussion was around whether or not a site plan review is needed. The lot is a non-conforming lot and is grandfathered in, however if any additions are added to the building that increase the footprint of the building, it could become an issue if the addition is not meeting current set-back requirements. The board would like to have a survey presented, along with an application for site plan review that will show the current footprint of the building and the footprint of the addition, in relation to the lot boundary lines. There was also discussion regarding the existing septic system, which is not currently state approved. Doug let the board know that he is in the process of getting the state approval. There is also a potential plan to expand the store into the barn to include a restaurant, which could require a special exception permit. Doug will review the site plan regulations and submit an application for site plan review.

John reviewed an application that was submitted from AT&T in regards to the modification of the current cell tower on the top of Ragged Mountain. John will review the application and reach out to Toni at the ZBA, as they will also need to be involved. No date has been set for a public hearing at this point.

An email was received from John R Champ at Industrial Tower and Wireless, LLC:

"I was referred to you by the Clerks Office. I have been research possible cell tower sites in Danbury, to cover Routes 4 and 104 to Alexandria, NH. I have looked at many properties to cover the objective

Routes 4 and 104. Only one property meets the coverage objective. However, this particular property, Map 410, Lot 62.04, Tommy Higgins Rd, is not large enough to meet setback requirements. Cell coverage along these Routes is poor.

My question: Would the Planning Board consider reducing the setback requirements in order to accommodate a tower in a underserved area of town."

The board determined that we would need more information about the build plan. We have a "fall zone" requirement that is greater than the setback requirements, so we might not be able to issue any variance. If John Champ would like to come before the board to present more information, that would be the next step. Anna will email him to let him know of the next steps.

An application was received for a Lot Line Adjustment for Laura Messer and Stephanie Long on Taylor Hill Rd. A public hearing will be held at our next meeting to discuss this.

John read the following building permits into record:

Perley and Heidi Stoddard, 15 Challenge Hill Rd, **Tax Map 415, Lot 043**, 5' X 5' X 10' High garden shed

Christopher and Christine Braley, 28 Powers Rd, **Tax Map 418, Lot 023-001**, Tear down old shed and replace with prebuilt shed 12' X 14' X 8'h

John J Harvey Trust, 277 Littlefield Rd, **Tax Map 411, Lot 073**, 24' X 30' X 10'h Storage shed

Jim Phelps presented a question about a possible subdivision that only has frontage on the railroad tracks, not on Route 4. The question is could the frontage on the tracks be counted as road frontage. There was a previous subdivision that was similar to this, so that will be reviewed if/when the subdivision is presented to the board.

At 8:03pm Jim Phelps made a motion to adjourn, Bernie Golden seconded. **Motion passed unanimously.**