

## Danbury Planning Board

April 14, 2015

### Un-Adopted

The Danbury Planning Board met on Tuesday, April 14, 2015 at the Danbury Town Hall in accordance with the schedule adopted and posted. Gary Donoghue called the meeting to order at 7:00 p.m. and welcomed everyone present. Gary asked if anyone had a conflict of interest and hearing none, proceeded with the meeting.

Present:

Rick Swift

Gary Donoghue

Bernie Golden

Will Cowen

Tom Curran

Lyn England, Selectmen Representative

Guests: Jim Phelps, Alan Huntoon, Dave Suckling, Tom Schamberg, Paul Lavoie, Ryan Schramm, Phil Hastings, Jessica Hatch

Not Present:

John Taylor

Charlotte McIver, Clerk and Alternate

Motion made by Bernie Golden to accept the minutes of March 24, 2015 as written, seconded by Tom Curren. **Motion passed unanimously.**

Lot line adjustment for Cardigan Cabins presented by Phil Hastings, attorney for Ragged Mountain. This comes about by conflict with requirements for EB5 Program. Managers house must be separated and go back to by itself status. Making the lot for the 20 Cardigan Cabins now 3 acres rather than 5. Motion made by Bernie Golden to accept the lot line adjustment for Lot CRS 2 dated March 22, 2015, seconded by Tom Curren. Roll call vote: Bernie Golden, yes; Rich Swift, yes; Will Cowen, yes; Lyn England, yes; Tom Curren, yes, Gary Donoghue, yes. **Motion passed unanimously.**

March 3<sup>rd</sup>, meeting continuation for Forest Knolls West development. Phil Hastings read the twelve conditions for approval. Gary stated that the conditions for approval must be considered before any approval can be given by the board. Phil Hastings also elaborated upon the Request for Waivers from Site Plan Review Regulations and Minimum Road Standards. Lengthy discussion ensued addressing the Private Road/Public Road intersections. Also discussed responsibilities for disturbing the public road while providing utilities down the private roads. Attorney Hastings to rewrite the Request with certain changes. Motion made by Bernie Golden to grant permission for the chair to sign the conditional approval of the amended request for waivers from Site Plan Review Regulations and Minimum Road Standards. **Motion passed.**

Discussions on Special Use Permit took place. Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to authorize the Chair to sign the Permit. Roll call vote: Bernie Golden, yes; Rick Swift, yes; Will Cowen, yes; Lyn England, no; Tom Curren, no; Gary Donoghue, yes. **Motion passed.**

The next meeting with Ragged will be on May 12 to discuss the Traffic Study, particularly as it applies to New Canada Road. Concern aired by Wilmot Board Representative Tom Schamberg.

Bernie Golden made a motion to adjourn, Tom Curren, seconded. **Motion passed unanimously.**

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