

## Danbury Planning Board

April 25, 2017

### Un-Adopted

The Danbury Planning Board met on Tuesday, April 25, 2017 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:

Gary Donoghue

Bernie Golden

Roxanne Winslow

Rick Swift

John Taylor

Anna Offen, clerk

Jim Phelps, Selectmen Rep

Tom Curren, alternate

Guests: Warren and Cheryl Drake

Not Present:

Will Cowen

John asked Tom Curren to assume voting status for the meeting.

Rick Swift made a motion to accept the minutes of April 11, 2017, Bernie Golden seconded.

**Motion passed unanimously.**

At 7:07pm John opened the public hearing on the Application for Excavation Permit for James D Phelps and John G Lane, **Tax Map 418, Lot 015**. The application is for a 10 year permit with operating hours of Monday-Saturday, 7am-5pm. Jim Phelps recused himself from the planning board for the course of the hearing. John reviewed the application and the necessary documentation that was required. All required documentation was determined to be present and acceptable. Bernie Golden made a motion to approve the application as complete, Rick Swift seconded. Roll call vote: Roxanne Winslow – yes, Tom Curren – yes, Bernie Golden – yes, Rick Swift – yes, Gary Donoghue – yes, John Taylor – yes. **Motion passed unanimously.** Closed public hearing on the application.

At 7:12pm John opened the public hearing on the Renewal of the Gravel Pit Permit for James D Phelps and John G Lane, **Tax Map 418, Lot 015**. The permit is for an extension for ten years for the pit, with operating hours of Monday-Saturday 7am-5pm. Warren Drake (an abutter) spoke in support of the gravel pit. He said that he believes the pit is an asset to the South Danbury

community, as it allows materials to be ready and available to the residents in Danbury. He has no problem with the noise the pit produces and has no other issues to voice.

John read into record an email received from Jay and Linda Lambert opposing the gravel pit. The email cited issues with the noise of the pit, the operating hours and the impact on the surrounding environment.

Jim Phelps spoke about some of the efforts that he has made to decrease the impact on the surrounding homes and the area, such as building natural berms, adhering to the operating timeframes outlined in the permit, adhering to the Department of Environmental Services' requests for documentation, etc.

Rick Swift made a motion to approve the permit with the extended hours for ten years, Bernie Golden seconded. Roll call vote: Roxanne Winslow – yes, Tom Curren – yes, Bernie Golden – yes, Rick Swift – yes, Gary Donoghue – yes, John Taylor – yes. **Motion passed unanimously.**

At 7:27 John closed the public hearing.

Jim brought to the board's attention that someone had approached the Board of Selectman in regards to the requirements needed to both operate and reside at a commercial property. It was determined that the interested person should come before the board to answer any questions.

John read the following building permits into record:

Erica Real Estate Holdings LLC, **Tax Map 418, Lot 010**, Wallace Lane, 66 X 40 Roof Mounted PV Solar Array 102.6 KWDC

John read into record a survey plan that was recorded for James Donnelly, **Tax Map 201, Lot 025.**

Discussion was held in regards to where/when potential business owners need to go before the Selectmen's Office, The Zoning Board and the Planning Board and what step should be first. More documentation can be found on the process at the Selectmen's Office.

The board decided that we would hold our annual CIP meeting on Tuesday May 9<sup>th</sup>, 2017. Anna will send an email to the department heads and post notices at the Town Hall, Post Office and Danbury Country Store.

At 8:20pm Gary Donoghue made a motion to adjourn, Roxanne Winslow seconded. **Motion passed unanimously.**

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