

Danbury Planning Board

March 20th, 2018

Un-Adopted

The Danbury Planning Board met on Tuesday, March 20th, 2018 at the Danbury Town Hall in accordance with the schedule adopted and posted. The first order of business was the election of the officers for the Board. Gary Donoghue opened the meeting by nominating John Taylor for Chairman of the Board, Jim Phelps seconded. No other nominations were presented. Roll call vote: Roxanne Winslow – yes, Jim Phelps – yes, John Taylor – yes, Will Cowen – yes, Gary Donoghue – yes, Bernie Golden – Yes.

Gary then nominated Will Cowen for Vice Chair of the Board, Bernie Golden seconded. No other nominations were presented. Roll call vote: Roxanne Winslow – yes, Jim Phelps – yes, John Taylor – yes, Will Cowen – yes, Gary Donoghue – yes, Bernie Golden – Yes.

Lastly, Gary Donoghue nominated Rick Swift for secretary, John Taylor seconded. No other nominations were presented. Roll call vote: Roxanne Winslow – yes, Jim Phelps – yes, John Taylor – yes, Will Cowen – yes, Gary Donoghue – yes, Bernie Golden – Yes.

Rick Swift was not present at the time of the nominations and voting.

John Taylor called the meeting to order at 7:01 p.m. and welcomed everyone present. John asked if anyone had a conflict of interest and hearing none, proceeded with the meeting.

Present:

Not Present:

Gary Donoghue

Roxanne Winslow

Rick Swift

John Taylor

Will Cowen

Bernie Golden

Jim Phelps

Anna Offen, clerk

Tom Curren, Alternate

Guests: Ryan Schramm, Phil Hastings, Sylvia Hill

Previous meeting minutes were reviewed. Bernie Golden made a motion to accept the minutes of February 13th, 2018, Will Cowen seconded. **Motion passed unanimously.**

Phil Hastings, the Attorney for Ragged Mountain Resort and Ryan Schramm, the General Manager were present at the meeting. Mr. Hastings spoke about the quarterly progress report that Ragged is expected to deliver to the board and posed the question to the board asking if the

report could be changed to bi-annually. It was decided not to re-write the agreement, and that the report would remain set as quarterly.

Mr. Hastings also spoke to the board about a piece of land that was purchased by Ragged from the Corsetti family a few years ago. The reason for the purchase was to be able to donate land to the NH Fish and Game. The master plan also referenced the potential for the lot to be used as additional parking space. He was looking for feedback about a potential subdivision of surplus land that the mountain owns that is not included in the cluster. The purpose for the subdivision would be to sell the lots as buildable lots. John Taylor stated that as long as the lots possess the appropriate road frontage and acreage he saw no issue with the subdivision. Jim Phelps mentioned that the lots would need to be delineated for the wetlands. Mr. Hastings said that would be done as part of their due diligence - they would like to have them as buildable lots.

John Taylor posed a question to Ragged, asking them if they had any questions about town permits and the deadlines associated with them. They did not have any questions at this time.

Bernie asked the board about a Planning Board meeting a few years ago in which they discussed parking in a lot that is accessed by a one way bridge. His recollection was that if the mountain were to use this as customer parking, not just employee parking; they might have to meet some recommendations, such as planting some screening trees/shrubbery or updating the roadway. The Board could not remember if this language was included in the Master Agreement or not. It would be researched by the board and addressed if found in the Master Agreement.

Sylvia Hill asked for an informal hearing on a potential lot line adjustment on Taylor Hill Rd. The board reviewed the tax maps and the proposed adjustment. The board did not see any issues with the proposal. They let Mrs. Hill know that she would need to notify all abutters and present a survey to the board at a meeting. It would also need to be listed on the agenda.

Jim Phelps posed a question to the board in regards to the Danbury Country Store. They would potentially like to add another gas dispenser to the store. He asked if they would need to come before the board for a site plan review. The Board reviewed the current LUZOS and guidelines and determined that a site plan review would not be required. Bernie Golden made a motion that based on the facts presented today, a site plan review would not be required for adding an additional gas dispenser, Gary Donoghue seconded. Roll call vote: Roxanne Winslow – yes, Jim Phelps – abstain, John Taylor – yes, Will Cowen – yes, Gary Donoghue – yes, Bernie Golden – Yes, Rick Swift – Yes. **Motion passed with one abstention.**

H&H Investments set the board a set of surveys. The board passed the surveys to the Board of Selectmen.

The Board set the schedule for the 2018-2019 calendar year and updated the members list.

At 8:11pm Bernie Golden made a motion to adjourn, Jim Phelps seconded. **Motion passed unanimously.**

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