

Danbury Planning Board

March 21, 2017

Un-Adopted

The Danbury Planning Board met on Tuesday, March 21, 2017 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:

Not Present:

Gary Donoghue

Bernie Golden

Roxanne Winslow

Rick Swift

Will Cowen

John Taylor

Anna Offen, clerk

Tom Curren, alternate

Jim Phelps, Selectmen Rep

Guests: Colin Brown, Audrey Pellegrino, David Scanlan, Jim and Bev Runyan and Nick Brunet

Gary Donoghue began the organizational meeting and held the nominations for the 2017-2018 calendar year.

Gary nominated John Taylor for the chair, Bernie seconded the nomination. Roll call vote: Bernie Golden – yes; Rick Swift – yes; Will Cowen – yes; Gary Donoghue – yes; John Taylor – yes; Roxane Winslow – yes. **Motion passed unanimously.**

Gary nominated Will for vice, Bernie seconded. Roll call vote: Bernie Golden – yes; Rick Swift – yes; Will Cowen – yes; Gary Donoghue – yes; John Taylor – yes; Roxane Winslow – yes. **Motion passed unanimously.**

Gary nominated Rick for secretary, Bernie seconded. Roll call vote: Bernie Golden – yes; Rick Swift – yes; Will Cowen – yes; Gary Donoghue – yes; John Taylor – yes; Roxane Winslow – yes. **Motion passed unanimously.**

Bernie Golden made a motion to accept the minutes of February 28, 2017, with the following corrections: change the second to last sentence in paragraph one, to read ...obtain a special exception permit from the Zoning Board; and capitalize “Swift” in the second paragraph. Rick Swift seconded the motion. **Motion passed unanimously.** Minutes will be updated and resent to the board.

At 7:07pm John Taylor opened the public hearing for the Subdivision Application for David Scanlan, **Tax Map 415, Lot 011**. Gary reviewed the application checklist.

Bernie Golden made a motion to accept the application as complete. Will Cowen seconded. Roll call vote: Bernie Golden – yes; Rick Swift – yes; Will Cowen – yes; Gary Donoghue – yes; John Taylor – yes; Roxane Winslow – yes. **Motion passed unanimously**. Closed public hearing on subdivision application.

At 7:20pm John opened the public hearing for the Subdivision for David Scanlan, for two lots on Route 4 and Wiggin Rd, **Tax Map 415, Lot 011**. A letter from abutter Elliot Smith was read into record. The board discussed the matter and determined that the applicant(Scanlan) was within his rights to apply for the subdivision and that he had indeed been granted a driveway permit through the state.

Bernie Golden made a motion to approve the subdivision as presented; however the board would like to mention that the plan references a possible easement in Note 5 on the plan and the planning board is not taking a position on the voracity of these claims. Rick Swift seconded the motion. Roll call vote: Bernie Golden – yes; Rick Swift – yes; Will Cowen – yes; Gary Donoghue – yes; John Taylor – yes; Roxanne Winslow – yes. **Motion passed unanimously**. Closed public hearing on the subdivision.

At 7:42pm John opened the public hearing for Subdivision Application for Steven F. and Audrey J. Pellegrino, **Tax Map 416, Lot 010**. Colin Brown gave an overview of the proposed subdivision. Will reviewed the application checklist.

Bernie Golden made a motion to accept the application as complete. Will Cowen seconded. Roll call vote: Bernie Golden – yes; Rick Swift – yes; Will Cowen – yes; Gary Donoghue – yes; John Taylor – yes; Roxanne Winslow – yes. **Motion passed unanimously**. Closed public hearing on subdivision application.

At 7:48pm John opened the public hearing for the Subdivision for Steven F. and Audrey J. Pellegrino, for two lots on Littlefield Rd, **Tax Map 416, Lot 010**. Jim Runyan, an abutter voiced some concerns that there were pre-existing conditions on the property and wanted to be sure that those covenants will continue with the newly approved lot. It was determined that this would be the case.

Bernie Golden made a motion to approve the subdivision with the understanding that the covenants with the current deed will run with the land. Gary Donoghue seconded. Roll call vote: Bernie Golden – yes; Rick Swift – yes; Will Cowen – yes; Gary Donoghue – yes; John Taylor – yes; Roxanne Winslow – yes. **Motion passed unanimously**. Closed public hearing on the subdivision.

At 7:56pm John opened a preliminary consultation with Nick Brunet in regards to a possible subdivision on Route 4 and Wiggin Rd. Discussion was held about what would be necessary to go through with the subdivision application.

A map for the site plan review for Gungewam Outfitters was left with the board and added to their file. The map was a condition for the approval of the site plan.

John signed a Notice of Voluntary Merger of Pre-Existing Lots for the Hartford Family Trust on Waukeena Lake Rd, Tax Map 412, Lots 101 and 102.

John read the following building permits into record:

Mike Daughen, **Tax Map 409, Lot 047**, 74 Waukeena Lake Rd, installing a 5.22 KW Roof Mount Solar PV

Gungewam Outfitters LLC, **Tax Map 415-063**, 1388 US Route 4, 4 foot X 5 foot roof over steps, cosmetic updates

Cynthia Butler, **Tax Map 409, Lot 069**, 327 US Route 4, install new drywall, paint, repair wood floor, new plumbing, new kitchen cabinets, est value of work \$29,715

At 8:43pm Rick Swift made a motion to adjourn, Will Cowen seconded. **Motion passed unanimously.**