

Danbury Planning Board

May 14th, 2024

Adopted

The Danbury Planning Board met on Tuesday May 14th, 2024 in accordance with the schedule adopted and posted. Mark Zaccaria called the meeting to order at 7:00 p.m. and welcomed everyone present. Mark asked if anyone had a conflict of interest and hearing none proceeded with the meeting.

Present:

Mark Zaccaria, Vice Chair

Gary Donoghue

Jim Phelps

Ruby Hill, Selectmen ex-officio

Anna Offen, clerk/alternate

Not Present:

John Taylor, Chair

Matthew Remillard, Secretary

Guests: John Warzocha and Tad Schrantz

Mark Zaccaria appointed Anna Offen to be a voting member of the Board.

The Board reviewed the meeting minutes from April 23rd, 2024. Ruby Hill made a motion to approve the minutes as written, Jim Phelps seconded. Anna Offen made a suggestion for corrections needed in the spelling of the last names of John Warzocha and Nick Vertefeuille. Jim Phelps withdrew his second, Ruby withdrew her motion. Ruby Hill then made a motion to approve the minutes, as amended, Gary Donoghue seconded. **Motion passed unanimously.**

At 7:08pm Mark Zaccaria opened the public hearing on the application for subdivision for SRK Holdings, LLC. Due to the nature of the subdivision, legal counsel needs to review both the application and the plan. Mark continued the public hearing to June 25, 2024. Jim Phelps made a motion to continue the public hearing, Ruby Hill seconded. **Motion passed unanimously.** It was then discussed that both public hearings should be continued, so Ruby Hill withdrew her second and Jim Phelps withdrew his motion. Jim Phelps then made a motion to continue the public hearing on the application and subdivision to June 25, 2024, Ruby Hill seconded. **Motion passed unanimously.**

Although the public hearing had been continued, John and Tad were both present to and wanted to give the Board a little more background, informally on the subdivision. The Board previously asked why is SRK (Ragged) doing this redesignation? – Tad spoke about this. The process that they are doing is not dissimilar to what other mountains are doing. The owner Doug is taking parcels of land that are not used for the operations of the mountain, and transferring them to the other entity that handles the real estate properties. RM Devco is the company that oversees real estate. Jim asked why Meetinghouse lodge is being segregated out. Tad answered that is because that lodge is more office/living space vs. operational use.

Anna Offen read into record an email from the new facilities director of Newfound Area School District. Anna Offen will reply to the email that he should direct any questions to the selectmen at this point.

Mark read into record the memo that Gary Donoghue wrote regarding an inspection of a Gravel Pit located Jack Wells and Route 4. The pit will have a final future inspection at the request of the owner once utility vehicles have vacated.

Mark reviewed the new attorney retention letter, Ruby Hill made a motion to authorize John Taylor to sign the agreement with BCM Environmental, subject to clarification on the client trust account, Anna Offen seconded. **Motion passed unanimously.** Ruby will email John to explain the clarification needed.

There were no permits to read into record.

At 7:33pm Gary recused himself.

He then presented to the board an informal presentation on a potential subdivision on property that he owns on Poverty Pond Rd.

At 7:38pm Anna Offen made a motion to adjourn, Jim Phelps seconded. **Motion passed unanimously.**