

Danbury Planning Board

September 17th, 2024

Un-Adopted

The Danbury Planning Board met on Tuesday September 17th, 2024 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 Gary Donoghue let the Board know that he would be recusing himself from part of the meeting.

Present:

John Taylor, Chair

Jim Phelps

Anna Offen, clerk/alternate

Ruby Hill, Selectmen ex-officio

Matthew Remillard, Secretary

Gary Donoghue

Not Present:

Mark Zaccaria, Vice Chair

Guests: Maggi Fellows, Lenny Ryan, Jeremy Cornell, Evelyn Davis, Robert Falcone, Chris Huyler, James Farmer, Jessica Hatch, Colin Brown, David Cummings, Bree Huntoon, Chris Kelby

John Taylor appointed Anna Offen to be a voting member of the Planning Board.

The minutes from 8/13/24 were reviewed. Ruby Hill made a motion to approve the minutes as amended, Jim Phelps seconded. Motion passed unanimously. **Amendments to include capitalizing Rail Trail on page 2, paragraph 2.*

Gary Donoghue recused himself from the Board for the two public hearings (Lot Line Adjustment and Subdivision).

At 7:03pm opened the public hearing on the application for Lot Line Adjustment for Michael D. & Tracy L. Feinauer & Alan Huntoon, property located at Forbes Mountain Rd, **Tax Map 404, Lots 4&5**. Colin Brown was at the meeting to present the application and Lot Line Adjustment. Matthew Remillard reviewed the application checklist and along with the help of the Board, determined that the application was complete.

Jim Phelps made a motion to approve the application as complete, Ruby Hill seconded. Closed the Public Hearing on the application.

Motion passed unanimously.

At 7:11pm opened the public hearing on the Lot Line Adjustment for Michael D. & Tracy L. Feinauer & Alan Huntoon, property located at Forbes Mountain Rd, **Tax Map 404, Lots 4&5**. There were no additional comments or concerns from the Board or the public. Jim Phelps made a motion to approve the Lot Line Adjustment, Matthew Remillard seconded. **Motion passed unanimously**. Closed the public hearing.

At 7:13 open the public hearing on the application for the Subdivision for Gary D. & Deborah Donoghue, property located at Poverty Pond Rd, **Tax Map 410, Lot 74**. Colin Brown was at the meeting to present the application and Subdivision. Matthew Remillard reviewed the application checklist and along with the help of the Board, determined that the application was complete. Ruby Hill made a motion to approve the application as complete, Jim Phelps seconded. **Motion passed unanimously**. Closed the public hearing.

At 7:22pm opened the public hearing on the Subdivision for Gary D. & Deborah Donoghue, property located at Poverty Pond Rd, **Tax Map 410, Lot 74**. Evelyn Davis asked what part of Poverty Pond Rd was going to be subdivided. Colin Brown showed her on the map. Jim Phelps made a motion to approve the subdivision, Matthew Remillard seconded. **Motion passed unanimously**. Closed the public hearing.

At 7:39 opened the continued public hearing on the CIP. The Board reviewed two versions of the 2024 draft CIP. One was the newer version with more detailed pricing. The other is a pared down version. Maggi made a comment that per her research the Planning Board is responsible for the CIP plan and then the Board of Selectmen and Budget Committee are responsible for the funding part of the plan. Jessica commented that she feels that new version is a complete honest look at what the town actually needs, she understands that it is a lot of money, but she would like the Planning Board to use this version going forward. She feels that the townspeople should have a clear picture of what is coming due. Lenny Ryan said that he agrees. Gary asked if we could leave the detailed inventory and just take out the totals. Jim Phelps suggested that we just add the total replacement cost into the year of the expected replacement. Jim Phelps also suggested that we extend the plan to 10 years. Jim Phelps made a motion to move forward with the version he suggested, Matthew Remillard seconded. **Motion passed unanimously**. Anna will update the draft and circulate it to all parties. Jim Phelps made a motion to close the public hearing on the CIP, Matthew Remillard seconded. At 8:07pm closed the public hearing.

Anna let the Board know that someone has reached out to request an informational conversation at the next meeting 10/8/24.

Ruby brought up an issue with the Board of Selectmen approving building permits without a State approved septic due to some misunderstandings of the current zoning ordinances. She thinks that the Board might need to clarify the LUZO's. Jim Phelps will do some research.

Jim Phelps let the Board know that the Jack Wells pit has officially been shut down. He asked if someone could go and take a look and draft a letter that the pit has been closed.

John read the following building permits into record:

Richard Taylor & Pamela Ford-Taylor, 367 Eastern District Rd, **Tax Map 410, Lot 051**, 27.5 x 38 cape style home 2 bedroom / 1 ½ bath

Sally Bernstein & Gary Silvia, 611 Waukeena Lake Rd, **Tax Map 413, Lot 009**, 30 x 34 x14
New Garage

At 8:29pm John Taylor made a motion to adjourn, Matthew Remillard seconded. **Motion passed unanimously.**

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