

## Danbury Planning Board

May 22nd, 2018

### Adopted

The Danbury Planning Board met on Tuesday, May 22nd, 2018 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. Jim Phelps recused himself from the public hearing on the Subdivision for SRK Holdings, LLC.

Present:

Not Present:

Gary Donoghue

Roxanne Winslow

Rick Swift

John Taylor

Jim Phelps

Will Cowen

Anna Offen, clerk

Tom Curren, Alternate

Bernie Golden

Guests: Phil Hastings, Steve Connors, Paul and Caroline Tierney

Previous meeting minutes were reviewed. Gary Donoghue made a motion to accept the minutes of May 8th, 2018, Roxanne Winslow seconded. **Motion passed unanimously.**

At 7:02pm John opened the public hearing on the application for a Subdivision for SRK Holdings LLC on Wiggin, Dunlap and Ragged Mountain Roads, **Tax Map 416, Lots 90.01 and 90.02.** Will Cowen reviewed the Subdivision/Lot Line Adjustment checklist and the board reviewed the application and found that everything was in order. John asked for a motion to approve the application as complete. Gary Donoghue made a motion to accept the application as complete, Roxanne Winslow seconded. Roll Call Vote: Roxanne Winslow – yes, John Taylor – yes, Gary Donoghue - yes, Will Cowen – yes, Rick Swift – yes. **Motion passed unanimously.** Closed public hearing on application.

At 7:08pm John opened the public hearing on the Subdivision for SRK Holdings LLC on Wiggin, Dunlap and Ragged Mountain Roads, **Tax Map 416, Lots 90.01 and 90.02.** Phil Hastings presented the Subdivision to the board and guests. He explained that the land is surplus land and they are looking to create five new lots from the existing two. Once approved, they would like to put the lots on the market for sale to the public. He asked for clarification from the board stating that these lots are not part of the development agreement. John asked if the town's counsel should review the development agreement. There was a question from the audience for more clarification on the lots being created and what land was given to the State for conservation, which was clarified to his satisfaction. Will Cowen made a motion to approve the

subdivision subject to pending DES permits, Gary Donoghue seconded. Roll Call Vote: Roxanne Winslow – yes, John Taylor – yes, Gary Donoghue - yes, Will Cowen – yes, Rick Swift – yes. **Motion passed unanimously.** At 7:20pm the board closed the public hearing on the Subdivision.

John read the following building permits into record:

Vanessa and Jeffrey Tancrede, **Tax Map 415, Lot 011**, 280 Wiggin Road, New home construction 26.5 X 44

Bonnie and Shawn Fletcher, **Tax Map 416, Lot 045**, 30 Deckmans Road, Pre built shed for garden tools 8 X 14

Gary Howard, **Tax Map 412, Lot 028**, Juniper Meadow Road, 24 x 32 new home construction

John posed the question to the board about whether or not the board or town counsel should review the Development Plan for Ragged Mountain and clarify that the approval of the subdivision today and that the new lots created are not included within the Development Plan and won't be held to the same standards as the other lots included in the plan. John and Gary will review the Development Plan to see if the lots in question are included.

At 7:58pm Will Cowen made a motion to adjourn, Rick Swift seconded. **Motion passed unanimously.**