

## Danbury Planning Board

May 12<sup>th</sup>, 2020

### Un-Adopted

The Danbury Planning Board met on Tuesday, May 12<sup>th</sup>, 2020 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 and hearing none, proceeded with the meeting.

#### **Present:**

John Taylor, Chair

Bernie Golden, Vice Chair

Jim Phelps

Anna Offen, clerk/secretary

Gary Donoghue

#### **Not Present:**

Rick Swift

**Guests:** Christine Caron, Phil Hastings

Previous meeting minutes were reviewed. Bernie Golden made a motion to accept the minutes of April 28<sup>th</sup>, 2020, Jim Phelps seconded. **Motion passed unanimously.**

The board spoke with Christine Caron regarding the possibility of her joining the board as a member, with her term expiring in March 2021.

Bernie Golden made a motion to accept Roxanne Winslow's letter of resignation, with appreciation for her service, Gary Donoghue seconded. **Motion passed unanimously.**

Bernie Golden made a motion to nominate Christine Caron to be a member of the Planning Board, Jim Phelps seconded. Roll call vote: Jim Phelps – yes, Anna Offen- yes, John Taylor – yes, Gary Donoghue- yes, Bernie Golden – yes. **Motion passed unanimously.** Jim Phelps swore Christine in.

Phil Hastings was present for a preliminary discussion with the board, regarding a proposed subdivision for Ragged Mountain Resort and the "Cardigan Cabins". He reviewed the future plans for the mountain and the reasoning behind the subdivision. Ragged might want to build additional cabins down the road and open them up for rental units. There are currently three units built, with another three to be built after this process. The septic system is existing and already in place for the six units. John asked a question about how or if a guarantee could be made that the units would not be year-round residences, as was outlined in the original master plan. Phil will bring that point back to further discuss. Christine asked if Ragged would still be

maintaining the condos, and that's what Ragged would prefer, however they can't really enforce it. Gary posed a question about what the plan would be if there was some extraordinary incident that caused the mountain to close. What would happen to the condo association? At this point there is no real plan for this, but the association would mostly likely just continue on. Ragged Mountain Resort has given an easement to the condos, which includes maintenance of the access road. John brought up the point that once a condo association was formed, they would become the owners and future dealings would be with that group. However, that group would need to follow any and all regulations that have already been set forth by the board and Ragged in the Master Plan. Bernie asked about the septic system that would service the six units and an additional septic would be built for the additional units (if they are built). Bernie also asked about the water/well situation and if that would need to be included in the easements, and yes it would. A question was also raised about how the electrical service would be handled, as it is currently just one meter, and that is something that would need to be addressed in the future. Bernie asked if the condo owners would have deeded parking spaces, and as of right now Phil said they would not, but that they will preserve the number of spaces that was already approved in the Master Agreement. Gary noted that the driveways included in the cluster development agreement are subject to the Town of Danbury's driveway regulations. Bernie asked about enhanced building permit fees, would they be carried forward and Phil said yes. Bernie brought up a part of the master agreement that states that rental occupancy would not be for longer than 4 months of the year. Phil will review that. Bernie asked if the assessed value of a property changes at all for a rental property, and the answer was no.

Jim stated that he would like to see the condo documents prior to the approval of the subdivision. Phil will provide those documents when the application is submitted.

Gary asked about the state approval process. Phil said that the subdivision approval from the town would come first, and then for condos with more than 10 units approval is needed from the Attorney General. Jim asked if the town would have to approve the condo agreement - Phil answered that most towns do not.

Phil asked to discuss how this would all fit in with the existing development agreement as far as density and open space. Now that they are changing the units from commercial rental space to condo units, this would be considered Phase 1 of the Development Plan and Phil estimated that there should be about 10 acres of open space. He asked if the land (100 acres) that was purchased and conveyed to the Fish and Game Department could be used to go towards that 10 acre requirement. The 10 acres would be only for the six units. Any additional units built would need to have the open-space reviewed.

Phil is going to put together a formal notice and plan for the subdivision, notify the abutters and provide the condo association agreements to the board, for a hearing at some point in June. He will let the board know by the end of May when he can get the documents together and what date in June the public hearing will be held.

John read the following building permits into record:

Peter and Bonnie Ladd, 138 Old Turnpike Rd, **Tax Map 412, Lot 056**, Floating corner porch addition on back of house 22X27/12 ft deep

Simon and Jennifer Barnett, 18 Railroad Dr, **Tax Map 201, Lot 135**, 10 X 8 storage/wood shed

Kenneth and Michelle Parsons, 120 High St, **Tax Map 201, Lot 023**, 12' X 16' storage shed

Robert and Deborah Charlebois, 357 Walker Brook, **Tax Map 413, Lot 022**, 20 X 21 metal carport on concrete slab

Starr Lyn Towne, 33 Courtland Dr, **Tax Map 201, Lot 102**, 7 X 7 rib and membrane structure

Bernie Golden made a motion to cancel the meeting on 5/26, Christine Caron seconded. **Motion passed unanimously.**

At 8:44pm Jim Phelps made a motion to adjourn, Gary Donoghue seconded. **Motion passed unanimously.**