

Danbury Planning Board

October 27th, 2020

Un-Adopted

The Danbury Planning Board met on Tuesday, October 27th, 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

Jim Phelps

Anna Offen, clerk/secretary

Christine Caron

Gary Donoghue

Bernie Golden, Vice Chair

Not Present:

Rick Swift

Guests: Phil Hastings, Jay Gamble, Deborah Alyward, Richard Chase

Previous meeting minutes were reviewed. Jim Phelps made a motion to accept the minutes of September 29th, 2020 as amended, Gary Donoghue seconded. **Motion passed unanimously.** *Amendment to include changing the word “help” to “held” in the second paragraph, first sentence.*

At 7:02pm John Taylor opened the public hearing on the application for subdivision for SRK Holdings LLC, located at New Canada Rd - **Tax Map 416, Lot 64**. Bernie Golden reviewed the subdivision checklist with the board and found the application to be missing the state approval needed. Phil Hastings let the board know that the approval is pending and will be sent to the board as soon as possible. Bernie Golden made a motion to approve the application as complete, making a note of the pending approval, Gary Donoghue seconded. Roll Call Vote –Christine Caron – yes, Bernie Golden – yes, Gary Donoghue – yes, Jim Phelps – yes, John Taylor – yes, Anna Offen – yes. **Motion passed unanimously.** At 7:09pm the public hearing on the application was closed.

At 7:09pm John Taylor opened the public hearing on the subdivision for SRK Holdings LLC, located at New Canada Rd - **Tax Map 416, Lot 64**. Bernie Golden asked a question about the enhanced building permit fee that could be applied to the lots, and what had been done previously with the last subdivision. Phil Hastings let the board know that those lots in the

previous subdivision had been removed from the Master Plan agreement, to avoid those fees. Bernie voiced a concern that if Ragged continues to subdivide and create new lots, and the lots are removed from the Master Agreement, the town will be losing out on the fees. He referenced a clause in the Master Development Agreement that if more houses are proposed to be built, that the roads leading to Ragged might be need to be updated and/or paved and the enhanced fees could be used to go towards those updates and costs. John addressed the board stating that Ragged originally put more land in the Master Agreement than needed to begin with, and the lots included in the previous subdivision and these lots are “extra”. All the new lots created by the subdivision are resulting in new tax payers, which he feels helps mitigate the concern of the enhanced building fees. Christine Caron asked a question about the enhanced building fee permit and how it is calculated. Phil provided to the board a breakdown of the fees. Discussion was held between the board and Phil regarding that when the fee schedule was put in place, it was with the thought that Ragged might be building hotels and/or larger buildings, not necessarily for traditional subdivisions which is what Ragged has done to date. Phil agreed that Ragged could in theory continue to pull acreage for traditional subdivisions, however it is unlikely that they would continue to do so. John asked if there were any additional questions from the board members. Bernie Golden asked if Steve Gordon’s new house was shown on the map. Jim Phelps reviewed the map and confirmed that it shows the lot, but not the structure.

John asked the public if there were any questions. Mr. Chase was present to voice his support of Ragged and that he is excited to see activity on the new properties. Bernie asked about restrictions on the new lots and Phil relayed that there are still some restrictions and covenants that new owners need to agree to.

Bernie Golden made a motion, pending receipt of state approval and the mylar plans being received and signed by the Planning Board Chair and Secretary, to approve the subdivision, Gary Donoghue seconded. Roll Call Vote –Christine Caron – yes, Bernie Golden – yes, Gary Donoghue – yes, Jim Phelps – yes, John Taylor – yes, Anna Offen – yes. **Motion passed unanimously.**

Jim Phelps made a motion to approve John Taylor to sign the consent and release for the removal of the two lots in tonight’s subdivision, Bernie Golden seconded. **Motion passed unanimously.**

Discussion was held about the acreage that is included in the cluster agreement. Phil prepared an amendment that he passed out to the board members that includes all the lots and the details that are included in the cluster agreement, as well as land that has been withdrawn from the agreement. Going forward this document will be amended to reflect any future withdrawals of acreage. The board will review the amendment and vote on accepting it at the next meeting.

Bernie Golden made a motion to close the public hearing, Gary Donoghue seconded. **Motion passed unanimously.** At 7:35pm the public hearing was closed.

Informal discussion was held between the Board, Phil Hastings and Jay Gamble about the current real estate market and any future plans that Ragged might have regarding new construction.

John Tayler read into record the 2019-2020 Winter Season Parking Report from Ragged Mountain.

John Taylor read into record the Ragged Mountain Annual Update.

Jay stated that he will be applying for a building permit for a storage shed. John asked if there will be a tubing park again this year and Jay answered there will not. Jay also addressed that there might be some operations adjustments this year due to Covid-19. He let the board know that Ragged has received requests for overnight parking with campers, trailers, etc at the lodge. Jay stated that they will be forbidding overnight parking at the resort. Bernie Golden asked if the lodges will be open during the day, and Jay said that they will be.

John Taylor read an open letter to the Planning Board from Deborah Alyward. She has some general grievances with the board and asked that she be placed on the November 10th meeting agenda to further discuss her concerns. Anna will send her letter out to everyone on the board before the next meeting for review. John asked Ms. Alyward if she is able to provide more specific information to board regarding her concerns, prior to the meeting and she said that she would try to get something to him. If any additional information is provided from Ms. Alyward, Anna will forward it to the board as well.

Discussion was held regarding the Planning Board budget for 2021. Jim Phelps made a motion to submit the same budget as 2020, John Taylor seconded. **Motions passed unanimously.**

John read the following building permits into record:

Lyn and Wayne England, 204 Nh Route 104, **Tax Map 411, Lot 123**, Replace asphalt roof shingles with metal roof/repair water damage in bathroom/replace kitchen cabinets

Judith and Thomas Brewer, 21 Lebaron Rd, **Tax Map 413, Lot 003**, Tractor shed off of barn on piers/no floor

At 8:38pm Jim Phelps made a motion to adjourn, Christine Caron seconded. **Motion passed unanimously.**