

## Danbury Planning Board

April 13<sup>th</sup>, 2021

### Un-Adopted

The Danbury Planning Board met on Tuesday, April 13<sup>th</sup>, 2021, 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 Jim Phelps asked to recuse himself from the public hearing portion of the meeting.

#### **Present:**

John Taylor, Chair

Anna Offen, clerk/secretary

Gary Donoghue

Bernie Golden, Vice Chair

Jim Phelps

Christine Caron

#### **Not Present:**

**Guests:** Tim & Donna Hollenbeck, Jess Hatch, Frank Ullmer, Zachary DeFevers and Rosemarie Hayes

Previous meeting minutes were reviewed. Bernie Golden made a motion to accept the minutes of March 16<sup>th</sup>, 2021, Christine Caron seconded. **Motion passed unanimously.**

At 7:01pm John Taylor opened the public hearing on the Site Plan Review Application for Holly's Auto (Auto Repair Shop), Tim and Donna Hollenbeck, property located at 100 NH Route 104 #9, **Tax Map 201, Lot 115**. Bernie Golden reviewed the checklist with the board. Bernie Golden made a motion to accept the application as complete, Christine Caron seconded. Roll Call Vote: John Taylor - yes, Gary Donoghue - yes, Bernie Golden – yes, Anna Offen – yes, Christine Caron - yes. **Motion passed unanimously.** Closed public hearing on the application.

At 7:14pm John opened the public hearing on Site Plan Review for Holly's Auto (Auto Repair Shop), Tim and Donna Hollenbeck, property located at 100 NH Route 104 #9, **Tax Map 201, Lot 115**. Donna Hollenbeck explained the plan for their business. They currently operate an auto repair business in Bristol, and they are looking to move to their own building. They plan to operate during the business hours of 8-6pm.

Frank Ullmer spoke as an abutter. He has a right of way currently, which is on the deed, for his driveway and he wants to make sure that he can continue to maintain that area from snow and debris. The Hollenbecks acknowledged that it was included in the deed, and nothing would change for him.

Gary Donoghue asked about the access to the employee parking. Donna stated that a gravel road might be put in, or they would just drive over the existing landscape. Bernie Golden asked about exterior lighting. He asked that any exterior lights be down facing, so as not to disrupt the neighbors. Christine Caron brought up the fact that the Danbury Elementary School will now have two auto repairs shops around it, and would that noise level be something that we would want to take into consideration. The Board discussed this with the applicants and determined that the majority of the work would be done inside, with the doors closed, so this shouldn't be an issue. Rosemarie Hayes spoke as an interested party and asked some questions about what the business would bring to Danbury. Donna stated that their current customers are planning to follow them from Bristol and they are not looking to take any customers away from anyone else. Christine Caron also asked about possible congestion during school pick up and drop off times. Would this be a concern for the school and parents? This was discussed with the applicants and the Board and it seems like this would not be much of an issue, mainly due to the fact that the applicant's customers would be coming throughout the day, not all at one time. Christine also asked the Danbury elementary school was notified as an abutter. The Newfound Area School District was the office that was notified since they are the tax owners of the property. Christine wondered if the Board had a responsibility to the parents and students in our Danbury community to ensure that someone knowledgeable about DES workings and the potential impact of the proposed business to parents and students is notified as an abutter or if we should just leave it up to the SAU office in Bristol. Frank Ullmer asked about the size of the building. The applicants are still figuring out the exact dimensions of the building, but put the largest possible size on the plan. If the building size increases they will have to come back before the board, however if the size of the building decreases they do not. John Taylor suggested adding the hours of operation as a condition of the approval. He also asked if there was any plan to do anything with the other acreage on the lot. Donna answered not at this time, maybe in the future.

Bernie Golden made a motion to approve the Site Plan for Holly's Auto (Auto Repair Shop), Tim and Donna Hollenbeck, property located at 100 NH Route 104 #9, Tax Map 201, Lot 115, with the following conditions - 1. Contingent on the applicant completing the purchase of the property, 2. Contingent on the approval and transference of DES permits, 3. With the understanding that the hours of will be documented in the notice of decision. Those hours will be 8am-6pm, any work done outside of those hours will need to be with the doors closed, Gary Donogue seconded. Roll Call Vote: John Taylor - yes, Gary Donoghue - yes, Bernie Golden – yes, Anna Offen – yes, Christine Caron - yes. **Motion passed unanimously.** At 7:50pm closed the public hearing.

John Taylor read the following building permits into record:

Laure Lee and Thomas Kilkenny, 4 Powers Rd, **Tax Map 418, Lot 023**, 20 foot storage trailer to be place to store hay

John Dickinson, 20 Hemlock Lane, **Tax Map 406, Lot 154**, 20 X 26 2 bedroom 1 bath year round home w/ log siding

John Dickinson, 20 Hemlock Lane, **Tax Map 406, Lot 154**, 1999 8x32 motor home, self contained water/septic for use until completion of 2 bedroom home

James D. Phelps, 42 School Pond Rd, **Tax Map 201, Lot 066**, Renovation of 1850's house – no change in footprint

Stephen T. Connors, 313 Ragged Mountain Rd, **Tax Map 411, Lot 081**, 40' X 50' garage with upstairs storage

Jim Phelps re-joined the Planning Board as a member.

Jim Phelps again brought up the question that the Selectmen had from the last meeting on section 11.4.2.2 in the Danbury LUZO's, regarding square footage of a building(s) in the village overlay areas. There is still some confusion about that ordinance and if it relates to the total of all buildings on a lot or individually. The Selectmen might recommend a change in the verbiage of the LUZO at some point in the future.

At 8:18pm John made a motion to move into non-public session to discuss a potential legal matter per RSA91-A:3, II(d), Gary Donoghue seconded. Roll Call Vote: John Taylor - yes, Gary Donoghue - yes, Bernie Golden – yes, Anna Offen – yes, Christine Caron – yes, Jim Phelps - yes. **Motion passed unanimously.**

At 9:18pm Gary Donoghue made a motion to come out of non-public session, Anna Offen seconded. Roll Call Vote: John Taylor - yes, Gary Donoghue - yes, Bernie Golden – yes, Anna Offen – yes, Christine Caron – yes, Jim Phelps - yes. **Motion passed unanimously. No decisions were made and no votes were taken.**

At 9:20pm Bernie Golden made a motion to adjourn, Gary Donoghue seconded. Motion passed **unanimously.**