

Danbury Planning Board

February 23rd, 2021

Un-Adopted

The Danbury Planning Board met on Tuesday, February 23rd, 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 hearing none, proceeded with the meeting.

Present:

John Taylor, Chair

Anna Offen, clerk/secretary

Gary Donoghue

Bernie Golden, Vice Chair

Jim Phelps

Christine Caron

Not Present:

Guests: Phil Hastings, Jay Gamble, Colin Brown, Deborah Aylward and Michael Feinuaer

Previous meeting minutes were reviewed. Bernie Golden made a motion to accept the minutes of January 26th, 2021, as amended, Gary Donoghue seconded. **Motion passed unanimously.**

**amended to correct the date in the first paragraph from December 26th to January 26th*

Phil Hastings presented a conceptual plan to the board regarding a potential subdivision for Ragged Mountain Resort and he provided a map showing the potential lots. Phil said that these lots would be subject to the Ragged Mountain Development Agreement, density agreements and enhanced building permits. Phil mentioned that Ragged might like to amend the Conditions, Covenants and Restrictions (CC&R) and Design Guidelines for homes that will be built on these lots. Bernie Golden asked if that would warrant an amendment to the Ragged Mountain Master Plan and Phil said that he thinks that it would. Bernie asked if the road accessing the lots would be a private or town road, and Phil said that it would still be a private road. Bernie brought up that a culvert located on Deckman Rd might have to be addressed and widened, if further development was to happen. Bernie also suggested that the Fire Department might need to weigh in on the plan to make sure that it allows for access. Gary Donoghue asked about the septic plans – would it be all individual septic systems? Phil said yes. Christine Caron asked if the residences would be year-round or seasonal? Phil said that there aren't currently expectations on whether the houses will be mostly year-round residences or vacation homes for those that purchase them. Bernie asked if utilities would be underground, Phil said most likely. Christine asked if there would be any increased security or gate for the development, Phil said that might be something Ragged would look into. John asked for an ETA on the subdivision plan, Phil said

it will take the engineers 2-3 months to come up with the plan. Jim Phelps asked about the design continuity of the structures, Phil again addressed that Ragged might like to loosen the design requirements, but there will still be requirements. Phil asked the Board if the road is private does it have to be bonded? Jim answered - No but it has to meet road standards. Christine asked if the board needs to think about potential strain on the town and services with 20 additional homes and residences. Jim answered that the town can handle that number of new residents. Bernie suggested that Ragged might want to submit the application in pieces, starting with the design requirements.

At 7:37pm John opened the public hearing on the application for a Lot Line Adjustment for Forbes Mountain Trust and Peter D. & Mary C. Wallan Trust. Bernie Golden reviewed the application checklist with the Board, Colin Brown and the public. The board found the application to be complete. Bernie Golden made a motion to accept the application as complete, Jim Phelps seconded. Roll call vote: Bernie Golden – yes, Gary Donoghue – yes, John Taylor – yes, Anna Offen – yes, Christine Caron – yes, Jim Phelps - yes. **Motion passed unanimously.** Closed the public hearing on the application.

At 7:43pm John opened the public hearing on the Lot Line Adjustment for Forbes Mountain Trust and Peter D. & Mary C. Wallan Trust, **Tax Map 404, Lots 1.02 and 2.** Colin Brown presented the plan to the board. Discussion was held. Jim Phelps made a motion to approve the Lot Line Adjustment, Bernie Golden seconded. Roll call vote: Bernie Golden – yes, Gary Donoghue – yes, John Taylor – yes, Anna Offen – yes, Christine Caron – yes, Jim Phelps - yes. **Motion passed unanimously.** At 7:44pm closed the public hearing on the Lot Line Adjustment.

At 7:48pm JP recused himself from the Board for the purpose of the Public Hearing on the Subdivision for James D. Phelps and John G. Lane.

At 7:49pm John opened the public hearing on the application for the Subdivision for James D Phelps and John G. Lane. Bernie Golden reviewed the subdivision application checklist with the Board, Colin Brown and the public. Deborah Aylward asked to be recognized by the board and presented to the board signed designations from abutters naming her as proxy, as well as a notice of abutter status claim from a neighbor. Ms. Aylward stated that two abutters were not on the abutter list and were not notified of the subdivision. Discussion was held about the notification process and the definition of abutters as printed in the LUZOS. It was determined that two abutters, were indeed missed and needed to be added to the list. John asked that the two abutters be notified and that the public hearing be continued to the next meeting on March 16th, 2021. Colin Brown will update the list of abutters and re-notify all abutters of the new date. Public hearing was continued to the next meeting.

John Taylor read the following building permits into record:

Stanley & Samantha Phelps, 53 Ragged Mountain Rd, **Tax Map 411, Lot 040**, Removal of 6 x 17 porch replace with 10 x 17 porch

Sonja Anderson, 181 Dean Rd, **Tax Map 408, Lot 011**, Completion of interior and renovation of house that was partially built, no changes to footprint

Clarke & Company Earthwork Contractors LLC, Eagle Pond Rd, **Tax Map 418, Lot 020-002**, Mobile home placement on 6" cement slab

John T. Naessens, 23 Judkins Dr, **Tax Map 410, Lot 025**, Converting existing interior space to a full bathroom

John Taylor read into record a Notice of Voluntary Merger of Pre-existing Lots for Steven F. & Audrey J. Pellegrino, 177 Littlefield Rd, **Tax Map 416, Lots 010 and 010-001**

At 8:48pm Christine Caron made a motion to adjourn, Anna Offen seconded. Motion passed **unanimously**.