

Danbury Planning Board

March 16th, 2021

Un-Adopted

The Danbury Planning Board met on Tuesday, March 16th, 2021, in accordance with the schedule adopted and posted. Being the organizational meeting for the 2021-2022 year, Gary Donoghue – as the longest serving member - called the meeting to order at 7:00 p.m. and welcomed everyone present. Gary 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: Colin Brown, Deborah Aylward, Tracy Shepherd, Lenny Ryan, Ralph & Julie DeMarco, Jeremy Martin, Jessica Hatch

Gary Donoghue nominated Anna Offen for Secretary, Jim Phelps seconded. Roll Call Vote: Jim Phelps - yes, John Taylor - yes, Gary Donoghue - yes, Bernie Golden – yes, Anna Offen – yes. Gary Donoghue nominated Bernie Golden for Vice-Chair, John Taylor seconded. Roll Call Vote: Jim Phelps - yes, John Taylor - yes, Gary Donoghue - yes, Bernie Golden – yes, Anna Offen – yes. Gary Donoghue nominated John Taylor for Chair, Bernie Golden seconded. Roll Call Vote: Jim Phelps - yes, John Taylor - yes, Gary Donoghue - yes, Bernie Golden – yes, Anna Offen - yes. **All nominations passed unanimously.** **Christine Caron missed the voting on nominations, but expressed her support of all nominations when she joined the meeting*

Previous meeting minutes were reviewed. Deborah Aylward submitted a one page sheet of recommendations for the minutes. The board declined to amend the minutes to include her submissions. John Taylor made a motion to accept the minutes of February 23rd, 2021 as written, Bernie Golden seconded. **Motion passed unanimously.**

At 7:05pm JP recused himself from the Board for the purpose of the Public Hearing on the Subdivision for James D. Phelps and John G. Lane. Jessica Hatch joined the Board as the Selectmen Ex-officio member for the purpose of the public hearing.

At 7:06pm John Taylor continued the public hearing on the Application for the Subdivision for James D Phelps and John G. Lane. Bernie Golden reviewed the checklist. It was mentioned by

Colin Brown that the abutters previously missed from the list, were added and notified, however they were not added to the subdivision plan map. Bernie Golden made a motion to accept the application as complete, Christine Caron seconded. Roll Call Vote: Jessica Hatch - yes, John Taylor - yes, Gary Donoghue - yes, Bernie Golden – yes, Anna Offen – yes, Christine Caron - yes. **Motion passed unanimously.** Closed public hearing on the application.

John Taylor read into record a letter from the Ralph and Julie DeMarco, stating that the couple were currently in NH, not Florida as shown on the abutter list.

At 7:15 John opened the public hearing on the Subdivision Plan for James D. Phelps and John G. Lane, property located on Jack Wells Road, **Tax Map 418, Lot 15**. Bernie Golden addressed the board with his thoughts on the subdivision. He asked Colin about the road frontage on the map. Jess Hatch explained the subdivision to some members of the board. No further questions from the board.

John asked if there were questions from the public. Lenny Ryan asked if the lot has to be 2 acres? Jess answered - No the lot is in the Village District and it is a 1 acre requirement in that district. Lenny also asked about the acreage over the 1 acre. Bernie explained that wetlands and steep slopes can't be counted as buildable land, so the lot was increased to meet the 1 acre of "buildable" land requirement.

Deborah Aylward asked to be heard and presented a flash drive of exhibits to the Board at the time of the meeting. The flash drive will have to be reviewed at a later date, as it is not common practice to load external drives to the planning board laptop. Deborah spoke to the board about the reasoning for the documents that she presented. She is claiming that the buffer required between abutters property and the gravel pit would be impacted by the subdivision and directly violates the regulations set forth for the excavation site.

Colin presented a plan to the board showing the original excavation plan and the original 50 foot buffer which is nowhere near the lot in question. Colin also addressed the board that the area in question was purchased after the excavation permit was issued.

Lenny Ryan asked if the lot in question was ever intended to be excavated? Jim Phelps answered no.

The DeMarco's, who are direct abutters, spoke to the board and said that they have no problems with the subdivision.

Gary Donoghue made a motion to approve the subdivision, Bernie Golden seconded. Roll Call Vote: Jess Hatch - yes, John Taylor - yes, Gary Donoghue - yes, Bernie Golden – yes, Anna

Offen – yes, Christine Caron - yes. **Motion passed unanimously.** A 7:46pm closed the public hearing.

The Board set the meeting schedule for the 2021-2022 year.

John Taylor read the following building permits into record:

Jeanne Gardner, 174 Ragged Mountain Rd, **Tax Map 411, Lot 088**, New home construction/ 24 X 40 log home

Anna read into record an email from Tim and Donna Hollenbeck about the site plan review process.

Jeremy Martin addressed the board with a question. He would like to rent a portion of the Gungewam building to someone for small engine repair and wanted to know if an additional site plan review would be needed. The board determined concerns about operating hours, noise and impact on abutters was addressed in the original site plan review, so no additional action was needed. The board did remind Jeremy that set operating hours had been discussed, and that those hours would need to be followed by the tenant as well.

Jeremy also addressed the board in regards to the tower on Ragged and whether or not emergency services would be able to use that tower site. He asked if the board members remembered anything about this when it was initially built. No board members remembered anything in particular about that. It will have to be researched.

Jim Phelps spoke to the board on behalf of the board of selectmen. They had a question about article 11.4.2.2 in the LUZO's. Is it 10,000 sq ft per building or total square feet of ALL buildings? It was confirmed that the square feet is a maximum total of any and all buildings on a lot.

Jim Phelps also asked about a possible subdivision on property on Rt. 4 that does not technically have frontage on the road, because the rail trail is between route 4 and the property. The board suggested that Jim consult with a land-use attorney and come back before the board with that information.

At 8:56pm Bernie Golden made a motion to adjourn, Gary Donoghue seconded. **Motion passed unanimously.**