

Danbury Planning Board

May 25th, 2021

Un-Adopted

The Danbury Planning Board met on Tuesday, May 25th, 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

Christine Caron

Not Present: Bernie Golden, Vice Chair

Guests: Hans Marquardt, Matthew Remillard, Jess Hatch

Previous meeting minutes were reviewed. Amendments were suggested by Christine Caron and John Taylor. Jim Phelps made a motion to accept the minutes of April 27th, 2021, as amended, Christine Caron seconded. **Motion passed unanimously.** *Amendments to include the following: 4th paragraph, 1st sentence – make gravel pit plural and add the year 2017; 4th paragraph, last sentence – change board members to town officials; Add a 5th paragraph to put in writing that no material misstatements were found on the gravel pit applications.*

Hans Marquardt came before the Board for an informal discussion regarding the property that he and his wife own, which was previously known as the Danbury Inn. They are currently renovating the building. He mentioned the previous uses of the Inn, which included at one time a spa and fitness center, along with an inn and restaurant. He let the Board know that someone had approached him and his wife about using a small existing space in order to offer training sessions to members of the public. They do not have a concrete business plan at this time and feel that a Site Plan Review would be better served later on.

John mentioned that the previous owners were having issues with permitting due to the Fire Department finding fault with the secondary egress and asked if that would be addressed. Hans let the Board know that they have installed a sprinkler system and gone above and beyond what was previously required. Jim Phelps mentioned that Site Plan Review has not previously been done on the property, so it would be required since this is technically a change of use. Hans said that he might want to take 3-6 months to put together a plan and then represent it to the Board. The Board recommended that Site Plan Review be done on the current plan for the barn. Hans will complete the application in the next few days, so it can be on the agenda for the June 8th meeting.

After reviewing the regulations, the Board realized that notification to abutters does need to be completed for Site Plan Review and that it needs to be done 15 days prior to the meeting. This would not allow for enough time to include the Site Plan Review at the June 8th meeting.

Christine Caron made a motion to allow Newfound Fitness to operate out of the building subject to a site review application being submitted to the Board within 90 days of today, Gary Donoghue seconded. **Motion passed unanimously.** Anna will email Hans and Bunny to let them know of this change.

Jim Phelps made a motion to accept Bernie Golden's resignation with appreciation and gratitude for the years of service rendered, Christine Caron seconded. **Motion passed unanimously.**

John read the following building permits into record:

Tim and Donna Hollenbeck, 100 NH Route 104, **Tax Map 201, Lot 115**, 40 X 40 Auto repair garage with cement slab, asphalt shingles, 1 bathroom

Beth Margenau and Albert Desmarais, 46 Hoyt Brook Rd, **Tax Map 408, Lot 047**, Temporary placement of an 8 X 10 pre fab shed

Stephen Polizzi, 25 Quiet Woods Trail, **Tax Map 406, Lot 195-001**, Addition onto existing house of garage and family room

Bobby Lee Honeycutt Jr Revocable Trust, 236 Wiggin Rd, **Tax Map 415, Lot 001-001**, 48 X48 2 bedroom home, concrete foundation, metal roof, propane heat

Jennifer Tucker and Jon Cline, 1191 US Route 4, **Tax Map 415, Lot 011-001**, 28' X 32' Log home

Jeremy Powers and Rose Vanderwerff, 9 Ragged Mountain Rd, **Tax Map 411, Lot 037**, New deck 30' wide by 15' long by 2' high

Matthew Remillard came before the Board to discuss the possibility of joining the Planning Board as a member. He told the Board about himself and that he would like to be appointed as a member. He will attend the next meeting.

Jim Phelps nominated Gary Donoghue to serve as Vice Chair of the Board, Christie Caron seconded. **Motion passed unanimously.**

At 8:13pm Jim Phelps made a motion to adjourn, Christine Caron seconded. **Motion passed unanimously.**