

Danbury Planning Board

September 28th, 2021

Un-Adopted

The Danbury Planning Board met on Tuesday, September 28th, 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

Jim Phelps

Matthew Remillard

Gary Donoghue, Vice Chair

Christine Caron

Not Present:

Guests: Mark and Ruth Zaccaria, Tracy Shepherd, Jessica Hatch, Hans Marquardt, Nick and Crystal Sorrell

Previous meeting minutes were reviewed. Jim Phelps made a motion to accept the minutes of September 14th, 2021, Matt Remillard seconded. **Motion passed unanimously.**

At 7:01pm John Taylor continued the public hearing on the application for Site Plan Review for the Red Barn Inn, property located at 67 NH Rt. 104. Hans Marquardt was present to discuss the application and plan. As an abutter to the property, Jim Phelps recused himself, Jessica Hatch joined as the representative from the Board of Selectmen. The Board reviewed the application checklist and determined that the application was complete. Anna Offen made a motion to accept the application as complete, Matthew Remillard seconded. Roll call vote: Christine Caron – yes, Jessica Hatch – yes, Anna Offen – yes, John Taylor – yes, Gary Donoghue – yes, Matthew Remillard – yes. **Motion passed unanimously.** At 7:08pm the public hearing was closed.

At 7:08pm John Taylor opened the public hearing on the Site Plan Review for the Red Barn Inn, property located at 67 NH Rt. 104. Matthew Remillard asked if there would be any parking on the street, Hans Marquardt answered that street parking would not be allowed and parking would be on the grounds only. Gary Donoghue asked how many parking spots are currently there, Hans Marquardt answered 25. John Taylor asked hours of operation, Hans Marquardt answered about 7:30am-8:00pm. Hans let the board know that typically the classes are about 3-4 people at a time. Jess Hatch asked if there would be a sign for Kendra LaPlume's business? Hans answered that there is a small sign on the door of the barn, but that is it. Jess also asked if there has been

any further discussion about future plans for the complete space, and Hans answered that they have not decided on anything but will come back before the board if/when that time comes. Christine Caron made a motion to approve the site plan review, with the condition that all parking be on the actual property, not on the street, Matthew Remillard seconded. Roll call vote: Christine Caron – yes, Jessica Hatch – yes, Anna Offen – yes, John Taylor – yes, Gary Donoghue – yes, Matthew Remillard – yes. **Motion passed unanimously.** At 7:18pm the hearing was closed.

Nicholas Sorrell came before the board to discuss a letter that he received from the Board of Selectmen about a declined building permit. The Board of Selectmen felt that a Site Plan Review might be required for his property. Discussion was held with Nick about the background of his business and how it is conducted. The Planning Board feels that his business falls under the category of home occupation and no special exception is needed, Christine Caron made a motion that no site plan review is required at this time, Matthew Remillard seconded. Roll call vote: Christine Caron – yes, Jessica Hatch – abstained, Anna Offen – yes, John Taylor – yes, Gary Donoghue – yes, Matthew Remillard – yes. **Motion passed with 5 affirmative votes and one abstention.**

The members of the Board of Selectmen came before the board to discuss questions that they have on the Land Use and Zoning Ordinance. They would like to work together with the Planning Board member to review in detail and clarify language in some sections of the LUZO's including the following:

11.1.1 – Official land use map – create new map

11.9.3 – add/incorporate definitions home occupation vs. cottage industry

Performance standards – there are none that have been adopted

11.4.2.2 – definition of whether the 10,000sqft is for one building or multiple

Tiny houses – no current Sqft requirements, is this an issue?

RSA 674 – accessory dwellings vs. primary dwellings – may need to incorporate different language

Home occupation vs Cottage industry – clarify definitions

This will be an ongoing topic. Any changes need to be presented at a public hearing and brought before the town to vote.

John read the following building permits into record:

Jason and Michelle Potter, 28 Railroad Drive, **Tax Map 412, Lot 054**, 28 X 40 single story home, camper to be used until the house is complete (1 year max)

Penny and Raymond Bill, 282 North Rd, **Tax Map 409, Lot 108**, Ground mounted solar PV array. Total of 40 panels

Timothy and Whitney Cleary, 259 US Route 4, **Tax Map 409, Lot 068**, 40 X 16 cabin built on concrete footings with septic

Thomas and Alexandria Quigley, 106 Wiggin Rd, **Tax Map 415, Lot 015**, 8 X 10 prebuilt shed, metal roof, no foundation, pine boards

Jennifer Garneau and Erik Perkins, 35 Spruce Lane, **Tax Map 406, Lot 132**, 26.7 X 48 modular ranch home on slab, 3 bdrm, 2 bath

Robert Dooley III, 26 Ford Mill Rd, **Tax Map 406, Lot 175**, Complete exterior windows, doors, siding, completed interior rough finishes

At 8:44pm John Taylor made a motion to adjourn, Matthew Remillard seconded. Motion passed **unanimously**.