

Town of Danbury
BOARD OF SELECTMEN/PLANNING BOARD
JOINT WORK SESSION MINUTES
September 28, 2021 6:00 PM

This work session was posted in advance on the Town of Danbury website and at the Danbury Town Hall.

Present: Selectmen – Jessica Hatch, James Phelps, Tracy Shepard
 Planning Board – John Taylor, Anna Offen, Matthew Remillard, Gary Donoghue,
 Christine Caron

On Tuesday, September 28, 2021, the Board of Selectmen met jointly with the Danbury Planning Board to discuss potential changes to the Danbury Land Use and Zoning Ordinance.

Jim Phelps speaking on behalf of the Selectboard, identified the following areas that need to be addressed:

11.1.1 – References an official land use map. No map can be found. There is a verbal description of the two “village overlay areas” that are meant to be the town’s centers of civic, commercial, social, and religious activity and the preferred location of new commercial uses. The South Danbury village district can be ascertained by the verbal description, but the Danbury Village area cannot be ascertained by the verbal description.

11.9. – Home Occupation and Cottage Industry Conditions – needs to be clarified

Performance standards are referenced but no performance standards exist.

11.4.2.2 – References a footprint of structures no greater than 10,000 square ft and does not specify if this is for all buildings or only one.

Tiny houses – there are currently no minimum square feet for structures. Could this become an issue?

RSA 674 – A new state law was passed in 2017 requiring that accessory dwelling units be allowed by right with certain specifications. The LUZO needs to be updated to reflect this and whatever other stipulations the municipality wants to place on ADU’s.

These topics will be addressed in detail to come up with appropriate language at future meetings.

The procedures for amending the zoning ordinance are specified by state law, with public hearings needed and a final vote by the townspeople in March at the 2nd Deliberative Session.

Respectfully submitted from the audio recording, Karen Padgett, Administrative Assistant