

Danbury Planning Board

April 8, 2025

Un-Adopted

The Danbury Planning Board met on Tuesday April 8th, 2025 in accordance with the schedule adopted and posted. Mark Zaccaria called the meeting to order at 7:00 p.m. and welcomed everyone present. Mark asked if anyone had a conflict of interest and hearing none, proceeded with the meeting.

Present:

Mark Zaccaria, Chair

John Taylor, Vice Chair

Anna Offen, clerk/alternate

Jim Phelps

Edward Esty

Frances Bliss, Selectmen ex-officio

Kristen McKenna

Maggi Winn

Not Present: Gary Donoghue – alternate, Caelan Taylor - alternate

Guests: Nicole Stevens

Mark Zacaria appointed Anna Offen as a voting member of the Board.

The meeting minutes were reviewed from 2/11/25, 2/25/25, and 3/18/25. Anna Offen made motion to approve the minutes from 2/11/25, Jim Phelps seconded. **Motion passed unanimously.**

John Taylor made a motion to approve the minutes from 2/25/25 as amended, Maggi Winn seconded. **Motion passed unanimously.** **Amendments to include correcting the word “pi” to “pit” in the second to last paragraph and adding that John Taylor signed the letter referenced in that paragraph.*

John Taylor made a motion to approve the minutes from 3/18/25, Jim Phelps seconded. **Motion passed unanimously.**

Jim Phelps made a motion to approve the hiring of Nicole Stevens as the new Planning Board clerk, John Taylor seconded. **Motion passed unanimously.**

John Taylor attended the Lakes Region Planning Commission (LRPC) meeting on 4/7/25. He gave a report of the meeting to the Board. He explained how a grading system is used within the LRPC to determine which towns are eligible to receive grant funding for road repairs. He also stated that the LRPC thought that there might be a chance of them going bankrupt since Federal funding has been suspended by the current administration. This funding makes up roughly 85% of their budget. However, the funding has been extended through September 2025 for now. They asked the state for additional funding, which was denied. The chair of the LRPC asked for support from the Planning Board members and Board of Selectmen, i.e. write letters, contact representatives, etc. Anna Offen asked if there has been anything similar about the New Hampshire Municipal Association (NHMA). Frances Bliss said that she has not heard that they have been impacted at all.

Frances Bliss let the Board know that the Board of Selectmen received a building permit application from Southridge Electric in South Danbury. They would like to tear down an existing building on their property and replace it with a bigger building, and add a sign for their business. Frances was not sure if this required a site plan review and also had questions about setbacks. Jim Phelps knows the building in question and said that they could not go any closer to the road or the rail trail, based on the current setback requirements. Jim read into record section 11.9 from the Danbury Land Use and Zoning Ordinance (LUZO). Discussion was held regarding the matter and based on the type of business it was determined that this is a home occupation business. Article 12 in the LUZO, regarding signage, was looked at as well. Frances asked if we should require a site plan review just to better keep track of the business and it's growth. Jim said that he thinks that the new building and sign could be approved without any additional steps from the board. John Taylor thinks that if the building is built outside of the current dimensions, then a site plan review would be required. The applicant is going to attend the Board of Selectmen meeting next week to better clarify the plan for the building. Jim asked if the Planning Board was in agreement that a sign could be placed on the building per the current LUZO's – yes. Jim asked if the Board was in agreement that if the building was torn down and rebuilt in the same footprint would we require a site plan review – yes since this would negate the grandfathered status of the building. Jim read into record section 9.4 in the LUZO on non-conforming lots. Frances will provide any updates from the Board of Selectmen meeting.

Mark read the following permit into record:

MW Sirois & LM Platts 2018 Trust, 26 Smith River Rd, **Tax Map 410, Lot 067**, Addition to garage 21 30 enclosed and heated 21x20 open & unheated

Myrl and Nancy Phelps Trust, 42 School Pond Rd, **Tax Map 201, Lot 066**, Roof mounted solar installation/12 panels @3.8kWAC-220a/no structural upgrades. Total array area 258.9 sq ft

Stanley & Samantha Phelps, 90 Ragged Mountain Rd, **Tax Map 411, Lot 098**, Renovate main house, remove garage, move main entrance to gable end of house – driveway side. Add a porch over the new entrance where the garage was

Steven, Audrey & Melanie Pellegrino, 276 Ragged Mountain Rd, **Tax Map 411, Lot 083**, New house 36 x 48

At 8:09pm Jim Phelps made a motion to adjourn, John Taylor seconded. **Motion passed unanimously.**

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