

## Danbury Planning Board

March 19<sup>th</sup>, 2024

### Adopted

The Danbury Planning Board met on Tuesday March 19<sup>th</sup>, 2024 in accordance with the schedule adopted and posted. As this was the organizational meeting for the Board, Gary Donoghue, the Board member with the most seniority, 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

Mark Zaccaria, Vice Chair

Ruby Hill, Selectmen ex-officio

Gary Donoghue

Jim Phelps

Anna Offen, clerk

Matthew Remillard, Secretary

#### **Not Present:**

**Guests:** Colin Brown

Gary proceeded with the nominations for officers of the Board for the 2024-2025 term. He nominated John Taylor as Chair, Mark Zaccaria seconded. **Motion passed unanimously.**

Gary nominated Mark Zaccaria as Vice Chair, John Taylor seconded. **Motion passed unanimously.**

Gary nominated Matthew Remillard as secretary, Jim Phelps seconded. **Motion passed unanimously.**

John Taylor nominated Anna Offen as an alternate, Jim Phelps seconded. **Motion passed unanimously.**

The Board reviewed and updated the member's information and terms for 2024-2025.

The Board reviewed and updated the 2024-2025 meeting schedule.

Jim Phelps then recused himself from the meeting.

John Taylor appointed Anna Offen to be a voting member.

The Board reviewed the meeting minutes from February 27<sup>th</sup> 2024. Mark Zaccaria made a motion to approve the minutes, Matthew Remillard seconded. **Motion passed unanimously.**

At 7:18 pm John Taylor opened the public hearing on the application for Subdivision and Lot Line Adjustment for Phelps Lane Danbury LLC, Craig Fowler, Ryan Michael Thomas & Jennifer Thomas, property located at Wiggin Road and Phelps Lane, Tax Map 411, Lots 82.2, 82.3, 82.6 & 82.7. Colin Brown was present to represent the landowners. Matthew Remillard reviewed the Subdivision checklist with the board and applicant. Anna Offen made a motion to accept the application as complete, Ruby Hill seconded. **Motion passed unanimously.** At 7:26pm closed the public hearing.

At 7:27 opened the public hearing on the Subdivision and Lot Line Adjustment for Phelps Lane Danbury LLC, Craig Fowler, Ryan Michael Thomas & Jennifer Thomas, property located at Wiggin Road and Phelps Lane, Tax Map 411, Lots 82.2, 82.3, 82.6 & 82.7. The board confirmed that the lots would meet all minimum acreage requirements and road frontage. Ruby Hill made a motion to accept the Lot Line adjustment, Matthew Remillard seconded. **Motion passed unanimously.** Ruby Hill made a motion to approved the subdivision, Matthew Remillard seconded. **Motion passed unanimously.** At 7:35pm closed the public hearing.

Anna Offen read into the record “Notice of Public Hearing” for the Town of Wilmot, March 21<sup>st</sup> at 6:30pm for a site plan review for property located at 503 NH Rt. 11.

John Taylor read into record the Wetlands Report for Pamela Ford – Taylor, property located on Eastern District Rd.

Ruby Hill discussed that she would like to reach out to our LRPC representative to review the process and current zoning ordinances for commercial solar installations. John and Mark are going to attend the next meeting and will bring this up. John will also research other town’s ordinances and how they came to be.

The Board discussed the two warrant articles that were on the town ballot. Both articles passed. Anna will work to get the LUZO’s updated to reflect these changes and will research how to have them filed with the County Registry of Deeds.

There were no building permits to read into record.

At 8:06pm Jim Phelps made a motion to adjourn, Ruby Hill seconded. **Motion passed unanimously.**