

Danbury Planning Board

April 12th, 2022

Un-Adopted

The Danbury Planning Board met on Tuesday, April 12th, 2022, 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

Mark Zaccaria, Vice Chair

Ruby Hill, Selectmen Ex-Officio

Anna Offen, clerk/secretary

Matthew Remillard, Secretary

Jim Phelps, Alternate

Not Present: Gary Donoghue, Scott Dumont

Guests: Tim & Donna Hollenbeck

Previous meeting minutes were reviewed. Mark Zaccaria made a motion to accept the minutes of March 15th, 2022, John Taylor seconded. **Motion passed with 4 affirmatives and 1 abstention.**

At 7:05pm John Taylor opened the public hearing on the Site Plan Review Application for Holly's Auto (Auto Repair Shop), Tim and Donna Hollenbeck, property located at 100 NH Route 104 #9, **Tax Map 201, Lot 115**. Matthew Remillard reviewed the checklist with the board. Ruby Hill wanted to make sure that the applicants have a copy of the Land Use Zoning Ordinance, since the plan references that any signage and lights will comply and Donna stated that they did. Anna Offen made a motion to accept the application as complete, Mark Zaccaria seconded. Roll Call Vote: Mark Zaccaria – yes, Anna Offen – yes, John Taylor – yes, Ruby Hill – yes, Matthew Remillard – yes. **Motion passed unanimously.** Closed public hearing on the application.

At 7:19pm John opened the public hearing on Site Plan Review for Holly's Auto (Auto Repair Shop), Tim and Donna Hollenbeck, property located at 100 NH Route 104 #9, **Tax Map 201, Lot 115**. This site plan review is for the increase in the original building size, from 40x40 to 40x60. They are also proposing incorporating a residential space within the building. The proposed extension of the building will incorporate that living space. The garage space will remain the same. John Taylor asked if there was any state or town building regulations in regards

to the safety of the residence being located in the commercial space. There are state building codes that will need to be adhered to.

Anna Offen made a motion to approve the amended Site Plan for Holly's Auto (Auto Repair Shop), Tim and Donna Hollenbeck, property located at 100 NH Route 104 #9, **Tax Map 201, Lot 115**, with the previous conditions listed on the original approval dated 4/13/21 still applicable, Ruby Hill seconded. Roll Call Vote: Mark Zaccaria – yes, Anna Offen – yes, John Taylor – yes, Ruby Hill – yes, Matthew Remillard – yes. **Motion passed unanimously.** At 7:31pm closed the public hearing.

Jim Phelps came before the board on behalf of resident Anne Marie Alexander. She owns a parcel on North Rd that she would like to subdivide 6 acres out of the 24 +/- acres owns. Based on the preliminary review of the lot that she owns, the Board does not see an issue. She would need to contact a surveyor and go from there. Jim Phelps will let her know to contact a surveyor.

Jim Phelps then came before the board for a preliminary consultation on a proposed lot line adjustment for lots that are owned by himself and lots that are owned by Rick Patton in Echo Glen.

Jess Hatch brought to the Board's attention that the Land Use Zoning Ordinance still needs to be updated and distributed. Anna will complete that ASAP and send it in. She will also contact the Merrimack County Registry of Deeds to see if the LUZO's have previously been recorded.

John Taylor read the following building permits into record:

Harry and Rae Green, 44 Courtland Dr., **Tax Map 201, Lot 105**, Rooftop solar array 14.8kW PV, 37 400w panels

Kristen P McKenna, 59 High St, **Tax Map 201, Lot 011**, Renovations including window replacement, kitchen and bath, no additional bathroom or bdrms

John Taylor signed a Notice of Voluntary Merger of Pre-existing lots for Samantha and Stanley Phelps, 123 Searle Hill Rd, Tax Map 411, Lot 042 and Tax Map 411, Lot 043.

The next meeting will be held on 5/10/22.

Ruby Hill wanted to state into the record that in previous meeting minutes from 4/13/21 Newfound School district was stated as the owner of Danbury Elementary school, but that is not correct the Town of Danbury owns that building.

At 8:20pm Mark Zaccaria made a motion to adjourn, Ruby Hill seconded. Motion passed **unanimously.**

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