

Danbury Planning Board

July 12th, 2022

Adopted

The Danbury Planning Board met on Tuesday July 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

Gary Donoghue

Mark Zaccaria, Vice Chair

Anna Offen, clerk/secretary

Ruby Hill, Selectmen ex-officio

Not Present:

Scott Dumont

Matthew Remillard

Jim Phelps, alternate

Guests: Jess Hatch, Tracy Shepherd, Caitlyn Brace, Patrick Burt, Robert Marker, Frank and Dorothy Baptista, Marcine Graham, Cathy Chabot, Ellen Saltsman, Guy and Evelyn Pagella, Wayne Rand, John Lefebvre

Previous meeting minutes were reviewed. Mark Zaccaria made a motion to accept the minutes of June 14th 2022, Ruby Hill seconded. **Motion passed unanimously.**

At 7:07pm Anna Offen made a motion to continue the public hearing on the Capital Improvements Plan, Mark Zaccaria seconded. **Motion passed unanimously.** The board reviewed the proposed CIP for 2022-2023. Mark Zaccaria made a motion to approve the Capital Improvements Plan for 202-2023, Anna Offen seconded. **Motion passed unanimously.**

At 7:09pm John opened the public hearing on the application for Lot Line Adjustment for Robert Vlk, **Tax Map 201, Lot 9 and Tax Map 412, Lot 72.** Anna Offen reviewed the application and checklist with the board. Mark Zaccaria made a motion to accept the application as complete, Anna Offen seconded. **Motion passed unanimously.**

At 7:12pm John opened the public hearing on the Lot Line Adjustment for Robert Vlk, **Tax Map 201, Lot 9 and Tax Map 412, Lot 72.** John Lefebvre presented the plan to the board. John Taylor asked if either lot is in current use. Mr. Lefebvre was not sure, but stated that he did not see anything when researching. Ruby asked about the proposed easement and why it is being

written in. Mr. Lefebvre explained that the reason for the easement was ease of access from that side of the property. Further Discussion was held. Mark Zacaria made a motion to approve the Lot Line Adjustment, Gary Donoghue seconded. Roll Call Vote – Mark Zaccaria – yes, Anna Offen – yes, John Taylor – yes, Ruby Hill – yes, Gary Donoghue - yes. **Motion passed unanimously.** A 7:27pm closed the public hearing.

Evelyn Pagella came before the board for a discussion regarding HMC Machine Shop on Dean Rd. Evelyn has been communicating with the Board of Selectmen to make them aware of her and neighbors' concerns that the business has expanded past a home occupation/cottage industry. Jessica Hatch has sent all the information to the town's lawyer, which is under review. After it has been reviewed and approved by the attorney, a letter will be sent to the owner. Jessica went up to the site and did a walkthrough and reported back to the Board of Selectmen. Jessica let Evelyn know that the Board of Selectmen are taking this seriously and want to make sure that they cover all the bases. A Site Plan Review should be held. HMC currently manufactures parts for weapons, medical equipment, etc. John Taylor recommended that the neighbors start keeping records of what they are seeing and appoint a committee to track everything that is going on. The Planning Board thanked the group for coming in.

John read the following building permits into record:

Lucas Friedlaender, 22 Sheldon Rd, **Tax Map 409, Lot 092**, 2 ground mounted solar arrays/40 panels

Chris and Danielle Huyler, Brad Chase Rd, **Tax Map 406, Lot 213**, 16 X 24 gazebo

Charles and Angie Simpson, 299 Bohonon, **Tax Map 406, Lot 241**, 20 X 20 addition to existing home

Robert and Constance Sanville, Juniper Meadow Rd, **Tax Map 412, Lot 025**, 12' X 12' storage shed

Gary Donoghue brought up the fact that there is nothing in the LUZO's regarding solar arrays. It was suggested that the Board contact the Office of Energy and Planning (NH OEP). Gary offered to reach out to them.

John Taylor asked if we could get copies of the questionnaires that were sent to all residents for the last Master Plan. Anna Offen will look for electronic copies and/or paper copies.

At 8:03pm Mark Zaccaria made a motion to adjourn, Gary Donoghue seconded. Motion passed **unanimously.**