

Danbury Planning Board

May 10th, 2022

Un-Adopted

The Danbury Planning Board met on Tuesday, May 10th, 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

Matthew Remillard, Secretary

Gary Donoghue

Jim Phelps, Alternate

Not Present:, Scott Dumont

Guests: Bob Honeycutt, Alex Quigley, Jeanne Gardner, Jeremy Cornell, Jennifer and Chris Fore, Colin Brown, Tracy Shepherd, Jess Hatch and Joseph Bruderman

Previous meeting minutes were reviewed. Mark Zaccaria made a motion to accept the minutes of April 12th, 2022, Matthew Remillard seconded. **Motion passed unanimously.**

At 7:08pm John Taylor opened the public hearing on the application for Subdivision for Jim Phelps and John G. Lane, property located Wiggin Rd, **Tax Map 411, Lots 82.1, 82.5 and 83.1.** Matthew Remillard reviewed the checklist with the board. 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, Matthew Remillard – yes Ruby Hill – yes, Gary Donoghue - yes. **Motion passed unanimously.** Closed public hearing on the application.

At 7:18pm John opened the public hearing on the Subdivision for Jim Phelps and John G. Lane, property located Wiggin Rd, **Tax Map 411, Lots 82.1, 82.5 and 83.1.** Colin Brown presented the subdivision plan to the board. Gary Donoghue asked if Colin knew what the new tax map numbers would be, Colin did not but they would be derivatives of Tax Map 83.1. Ruby Hill asked if there was a parcel E being created since there was a reference made to it, Colin answered that was a reference to the tie lines, not a lot/parcel.

Alex Quigley had a question about if there has been any thought about at what point the town would need to expand resources (police, Fire, etc.). John replied that the board is planning on

updating the Master Plan this year and that would be reviewed. Jim Phelps also spoke to the increase in property tax revenue due to taking the property out of current use for sale. Alex also asked if the regulations being imposed on the deed would last indefinitely, and Jim replied yes.

Chris Fore expressed concern that with the subdivision and the other lots on Wiggin Rd the burden on the road and the impact of the rural nature is going to increase. He also expressed concern regarding the lots that abut the wetlands, and if the board needs to be more diligent with the permitting process for those lots in the future. He asked the board to think long-term about the Master Plan and the balance of growth and conservation. John thanked Chris for his input and said the board will take that all into consideration when updating the Master Plan.

Mark Zaccaria made a motion to approve the Subdivision for Jim Phelps and John G. Lane, property located Wiggin Rd, **Tax Map 411, Lots 82.1, 82.5 and 83.1**, with the condition that any applicable driveway permits will need to be obtained, Anna Offen seconded. Roll Call Vote: Mark Zaccaria – yes, Anna Offen – yes, John Taylor – yes, Matthew Remillard – yes Ruby Hill – yes, Gary Donoghue - yes. **Motion passed unanimously.** At 7:40pm closed the public hearing.

At 7:45pm John opened the public hearing the application for Subdivision for Jim Phelps and Richard Patten, property located in Echo Glen, **Tax Map 406, Lots 64, 65, 66 and 75**. Matthew Remillard reviewed the checklist with the board. Ruby Hill made a motion to approve the application, Anna Offen seconded. Roll Call Vote: Mark Zaccaria – yes, Anna Offen – yes, John Taylor – yes, Matthew Remillard – yes Ruby Hill – yes, Gary Donoghue - yes. **Motion passed unanimously.** Closed public hearing on the application.

A 7:51 John opened the public hearing on the Subdivision for Jim Phelps and Richard Patten, property located in Echo Glen, **Tax Map 406, Lots 64, 65, 66 and 75**. Colin Brown presented the subdivision plan to the board. Although one new lot will be under the acreage requirement, the subdivision will create one new conforming lot and one lot that is less non-conforming. Gary Donoghue asked if once all was said and done would all the lots be in compliance with road frontage requirements and they will. Mark Zaccaria made a motion to approve the subdivision, Matthew Remillard seconded. Roll Call Vote: Mark Zaccaria – yes, Anna Offen – yes, John Taylor – yes, Matthew Remillard – yes Ruby Hill – yes, Gary Donoghue - yes. **Motion passed unanimously.** Closed public hearing on the subdivision.

Joseph Bruderman came before the board for a consultation regarding a Lot Line adjustment for property he owns on Littlefield Rd. After reviewing the proposed plan for the Lot Line Adjustment, the board determined that a Lot Line Adjustment would not be the best course of action. Jess Hatch let the board know that the town of Danbury owns the abutting lots and would like to offer them for sale. The Board of Selectmen requested the review and recommendation of

the Planning Board for the Board of Selectmen to sell Tax Map 416 Lot 23 & Lot 24 property located on Littlefield Rd. The request was submitted in writing to the Planning Board. Mark Zaccaria made a motion to approve the request and dispose of the lots per Article 12 that was approved at public meeting on 3/15/22, Gary Donoghue seconded. Roll Call Vote: Mark Zaccaria – yes, Anna Offen – yes, John Taylor – yes, Matthew Remillard – yes Ruby Hill – abstain, Gary Donoghue - yes. **Motion passed with 5 affirmatives and 1 abstention.**

John Taylor read the following building permits into record:

Albert and Beth Desmarais, 46 Hoyt Brook Road, **Tax Map 408, Lot 047**, 2 car garage on concrete slab with metal roof

Nicholas Sorrell, 34 Drake Hill Road, **Tax Map 411, Lot 108**, Exterior storage added to the existing house 12' X 8'

Tim and Donna Hollenbeck, 100 NH Route 104, **Tax Map 201, Lot 115**, 40' X 60' building for auto repair shop and 1 bdrm residence and temporary placement of storage container

Brian and Frances Bliss, 7 Restful Road, **Tax Map 201, Lot 099**, Replace front porch with new porch length of house renovate house, install new windows

Anthony Nguyen, 44 Dean Road, **Tax Map 413, Lot 011**, 12 X 20 shed

John Taylor signed a Notice of Voluntary Merger of Pre-existing lots for Nancy Berliner, Tax Map 414, Lot 5.1 and Tax Map 413, Lot 23.

At 8:56pm Matthew Remillard made a motion to adjourn, Mark Zaccaria seconded. Motion passed **unanimously**.