

Planning Board
October 22, 2020
7:30pm

Members present: Barry Hantman, Chip Current, Steve Woitkun, Chris Smith, Richard Atkins

Others present: Gail Turilli, Karl Dubay, Steve Pascoe

Barry noted this meeting was being held in conjunction with emergency ordinances passed by the State, allowing committees to conduct meetings remotely and constituting a quorum.

Richard was designated a voting member for tonight's meeting.

Minutes of the October 8, 2020 meeting were reviewed with Chip's revisions. Chip **made** and Richard 2nd a **motion to accept as amended**. All in favor. **Motion passes to accept the minutes as amended**

Subdivision review of Sapphire Woods Tax Map 4 Lot 46:

Barry stated this meeting is being held to discuss Site Plan and Subdivision applications for Sapphire Woods Open Space Residential Condominium Subdivision. The applications were submitted by The Dubay Group who represent the owner, Steve Pascoe. A similar application was brought to the board approximately 5 years ago but never brought to fruition, therefore, this will be treated as a new application. Chip confirmed that all abutter's have been noticed. There were no questions from the Board or public at this time. Chip **made** and Richard 2nd a **motion to accept the application**. All in favor, **motion passes**. Application accepted on 10/22/2020. Barry stated this will now start the review.

Karl Dubay stated that this project had been approved 5 years ago but never came into being. Steve Pascoe purchased the property and the project to make it better. The project was re-introduced to the Planning Board about 4 months ago for a preliminary discussion, and is now coming to the Board with amended plans as a new application for the project. The proposed plan is to take some duplexes from the previous plan and make them single family homes. The left side of the road will consist of 3 duplexes and the rest will be single family homes. The right side of the road will consist of all duplexes and there will be one single family home in the back. The project will be built on the same infrastructure as originally designed which includes a town road with the addition of private wells for the dwellings.. Plans have been amended to meet all Zoning Ordinance changes.

The project is about 72 acres. Protected open space has been increased to almost 80% with homes and infrastructure being about 20%. State wetland and AOT permits are still active. There was a pump house in the back to support the whole development, now there will be individual wells and septic for each lot which meet all setbacks. This open space condominium project is still considered a Subdivision without internal lot lines.. The property will be groomed by a professional landscape vendor. The capacity of the drainage systems have been increased. The AOT permit will be amended to account for increased state regulations. Karl

47 stated the project reserves the same right of way extensions for the town and abutters(these being
48 from Meadowlark Lane to Map 4 Lot 50 and from this lot to Map 4 Lot 45). All land will be
49 owned by a condo association, consisting of a board of directors and the residents will have
50 condo fee's. Barry stated a copy of the condo association documents will need to be forwarded
51 to our town council for review.

52
53 Sheet 3 of the plans has a green square showing the 72 acres with 79% being open space and the
54 rest being common space. The houses, septic and wells are in blue. The town ordinance allows
55 the well radius to be in the open space as long as it is documented in the condo documents.
56 Sheets 14, 15, 16, 17 &18 show a heavy dash line reflecting the open space restriction, wells are
57 inside of that and are 15 ft off the line. The middle of the plan shows a cistern that has an
58 easement and a paved pull out which is unchanged from previous plan. The homes do not have
59 individual sprinklers. Sheet 16 shows the cistern details. There will be one mailbox per
60 driveway, duplexes will have two mailboxes on one post. Poll lighting, landscaping, and street
61 trees are also shown on the plans.

62
63 Barry raised a concern with the length of the driveway from a fire standpoint to the main house
64 in the back. Karl explained that the driveway will be 480 ft which is the same as previously
65 approved. Barry suggested that a sprinkler system may be better suited for that home. A
66 standard turnout will be added to meet NFPA standards. Steve Woitkun noted that cisterns per
67 the ordinance need to be every 2500ft and as long as they are within that on either side, it will be
68 covered.

69
70 Steve Pascoe explained that the project will contain 3 duplexes on the right side of the road, the
71 rest will be single family homes and all duplexes on the left side of the road. Duplexes will have
72 2 floors with 3 bedrooms, 2 ½ baths and a walk out basement. They will also have a farmer's
73 porch and be vinyl sided. Single family homes will have 2 designs, some being Ranch style and
74 the other's being Colonial style. All of the single-family homes will have 3 bedrooms. There
75 will be 3 parking spaces per unit and the duplexes will have a one car garage. All homes are
76 standard houses that meet the town's height requirements. The home in the back has a carriage
77 garage and a pool. There were no other questions from the Board, Barry opened the discussion
78 to the public.

79
80 Michelle Cooper asked about trash collection, dumpsters vs town pick up. Karl Dubay stated
81 that since the property will have a town road, there will be no dumpsters, all units will have town
82 trash collection. Barry advised to check that issue with the Selectmen. Street addressing will be
83 addressed by the Fire Department, which is listed on the plans and once the project is approved,
84 the tax assessor will assign unit numbers. In order to maintain more of the open space, the units
85 will be closer together than standard homes, the regulations require 30ft apart for this type of
86 development. There is a sharp corner on Long Pond Rd. The site distance will be approved and
87 coordinated with the Road Agent, who has been contacted , some trees will be removed which is
88 shown on sheet 14 of the plans. Barry stated a letter from the Road Agent is needed and the
89 project is required to meet with the Conservation Commission.

90
91 There is one small wetland impact before you get under the power lines. A State issued permit is
92 still active which is shown on sheet 15. The overall development is outside of the 75ft wetland

setback. The beginning of the plan shows a 49 sq ft ditch, contains a culvert shown on sheet 14. Also shown on the plans are roadway buffers, open drainage, underdrains, swales, catch basin, infiltration ponds and a cross culvert. There have been some minor drainage calculations changes. Barry stated that the town engineer will need to review the plans. The Planning Board has the final say, but the town engineer has an advisory role.

Barry stated about 5 years ago, that he thought that the Long Pond Road Association had concerns with the septic and had requested special toilets for this project. Chip recalled that he thought the concerns were runoff of the road, and the septic systems. Notes on the plans require lower flow fixtures, garbage disposals are prohibited, and septic systems will have independent reserve areas. MFG (minimal finished grading) is noted throughout the plans. Barry stated a copy of the plans will need to be sent to the town engineer, road agent, town attorney and the Conservation Commission.

A resident voiced his concern with the right of way and his property. Karl Dubay explained that the cul-de-sac comes off the right of way, per previous plans and will remain unchanged for the benefit of the resident's property. Another resident asked if Meadowlark Lane will be affected in the future. Nothing has been proposed for that area of this property.

An update on the project will be brought to the Board at the next meeting on November 12. A site walk will take place prior to approval and Chip noted that wetland flags be refreshed in the hot spots.

Discussion of Sunshine Holdings Subdivision on Happy Hollow Rd, Lot 2-55:

The conditions for final approval of the Sunshine Holdings Subdivision of Map 2 Lot 55 were discussed. Note 9 on the plans has been corrected and the waiver has been added to note 15. Chip **made** and Chris 2nd a **motion to grant final approval**. All in favor, **motion passes**. Final approval granted for Happy Hollow Subdivision. Impact Fee's of \$4933 for the School and \$1706 for Public Safety.

Chip **made** and Richard 2nd a **motion to assess the Impact Fee's**. All in favor, **motion passes**. Impact Fee's assessed at \$6639.00. Checks are needed prior to recording of mylars which will be signed at the end of the meeting.

Discussion of proposed Zoning Ordinance changes for March warrant:

Zoning Ordinance Amendment changes to be put forward to the December 10th public hearing:

1. To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to correct dates associated with the Danville Cemetery contained in the Historic District description and section of the Ordinance. Specifically, this would:
 - modify the description of Lot 2-74 in Article III.E(Historic District) to read "Contains the Old Meeting House Cemetery; burial sites of early families and their descendants, town dignitaries and officials dating to the early 1800's"

- 139 •modify the last sentence of the fourth paragraph of Article XIII, Preface to read
140 “A second public burial ground was established adjacent to the meeting house,
141 with burials dating back to the early 1800’s”.

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143 Chip **made** and Richard 2nd a **motion to put forward to a public hearing in our December**
144 **meeting.** All in favor, **motion passes.**

- 145
146 2. To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to
147 clarify that driveways must conform to the requirements of the Danville Wetlands
148 Ordinance. Specifically, this would add a new paragraph to Article XIII.I(Driveway
149 Permits) as follows:

- 150
151 •5. All Driveways must conform to the provisions and restrictions of Article VIII
152 Wetlands Ordinance, where applicable.

- 153
154 3. To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to
155 restrict the placement or maintenance of cesspools, septic tanks or sewage disposal
156 areas within 10 feet of a permanent structure. Specifically, this would modify Article
157 VII.C.1(Sanitary Protection Requirements) to read “1. No cesspools, septic tank or
158 sewage disposal area shall be constructed or maintained less than 10 feet from any
159 permanent structure nor seventy five feet from the edge of a public water body or
160 from a well”.

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162 The Board agrees not to put forward numbers 2 and 3. Chip **made** and Richard 2nd a **motion to**
163 **adjourn.** All in favor, meeting adjourned at 8:50pm.

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169 Respectfully,

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172 Gail L Turilli
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