

Planning Board
March 25, 2021
7:30pm

Members present: Barry Hantman, Chip Current, Steve Woitkun

Members present via Zoom: Chris Smith, Richard Atkins, Charles Underhill

Others present via Zoom: Meaghan Ralich

Others present: Gail Turilli, Carsten Springer, Andrew Ralich, Dan Jenkins, Richard Gregory, Peter Zoldi

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.

The minutes from 2/11/2021 were reviewed. Chip **motioned** and Richard 2nd a **motion to accept** the minutes as written. All in favor by unanimous vote.

Barry stated the Planning Board had received a source newsletter from NHDES. There were 2 items to note.

1. Drought in NH
2. Article on the Federal Bill that protects water resources. The new rules for state offices are to designate priority source protection areas and to be delineated along the watershed buffers as special protected areas covering no more than 20% of the total area. It is unclear if Danville is included in the areas shown.

Barry questioned if the Zoning Ordinance had been updated within the last year. Chip confirmed that it was updated in 2020 and is on the town website. Updates to the Zoning Map are in the works. The Heritage Commission has a large edit to the Master Plan and will come in to the Planning Board to discuss when they are ready.

Wellinghall Farm - 567 Main Street - Preliminary Discussion – Map 1 Lot 50

Barry stated that this is just a Preliminary meeting and nothing that is discussed tonight is binding.

Andrew Ralich, current owner, states he discovered this property in 2019, is working with Peter Zoldi and is looking to bring value to the town of Danville. The project will be done in phases and is now in the Revitalization stage. A lot of the overgrown areas have been reclaimed. Over the past 2 years there have been significant investments in improving and restoring the historic farmhouse. The sugar shack has been in operation since last year and is estimating to produce about 100 gallons of syrup to the town this year. Feedback from the town has been positive, and will continue investing.

47 The town forest surrounds the property, would like to have a Forestry plan and maintain trail
48 infrastructure. Proposed development of the venue will be done with the desire to preserve the
49 property's natural aesthetic, while accommodating private, corporate and town events. An
50 outdoor pavilion is also being proposed for those looking for a less formal option. Short term
51 accommodations are also being proposed in the style of yurts or cabins as this will not be a
52 residential property. The venue will have a 250-300 guest capacity and is 6000sq.ft. Barry
53 mentioned to make sure the square footage is within the Zoning Ordinance guidelines or
54 appropriate waivers will need to be in place. A wetland study and site survey have been
55 completed.

56
57 Chip and Barry recommended to contact our Road agent to check for placement of road access
58 and site distances. Will need state approval as Main Street is a state road. Fire safety issues will
59 need to be discussed with the Fire Department. Barry stated that our Zoning Ordinance has a
60 35ft limit for buildings, Peter confirmed that the building is under 35ft.

61
62 Barry questioned coming to the Planning Board with multiple plans for the individual phases or
63 the whole concept for approval. Peter stated that the AOT in NH usually takes 12-15 months for
64 approval and would prefer to come back before the board with the whole concept. Barry
65 mentioned that once approved, amended plans are acceptable. Barry also stated to show the
66 setbacks of the cottage placement within the envelope of space on the plans. Richard questioned
67 if this property is part of the Village District. Barry confirmed the property is part of the Village
68 District and to explain why this business conforms to the town ordinance on the formal
69 application. Chip stated that the board only needs one set of all pages of the plan for review and
70 if any changes are made to the original plan, only print those pages with the changes.

71
72 Peter stated he has spoken with DES to flag all the wetlands on the property. He also spoke with
73 Division 5 who referred him to District 6 in regards to the road, contacted the Road Agent to
74 check the area for the road entrance proposed, to make sure there is a 400ft side distance either
75 way. Drainage improvements may be needed on 111A. Letters were sent out to the Police
76 Department, Fire Department, Board of Selectment, and the Conservation Commission. About a
77 month ago, Peter met with Conservation, went over the plan and was sent to the Planning Board.
78 He is also planning to meet with the Fire Chief in regards to fire safety and water source. There
79 is an issue with the Boundary of Land. Two surveys were done, one by Lavelle, one by Doucet
80 and they both show different boundaries. He would like to meet with the Board of Selectmen to
81 resolve this issue. Carsten stated a land issue was discussed in a non-public meeting but now
82 that is being discussed in the open, he advised coming to the Planning Board first but had no
83 issue with the setbacks.

84
85 Barry stated we need to know where the boundary lines are before signing off on the plan. It
86 seems as though the developer is not looking to change the boundary lines and there is no
87 development close to the boundary lines. Peter mentioned the setback to the wetlands and would
88 like to go back to Conservation. He would like to propose a request to reduce parking from 75ft
89 to 25ft and in return would give the town some land. Barry mentioned that the setbacks are in
90 Zoning and Site Plan. The Planning Board has the ability to grant waivers for Site Plan setbacks
91 but, the Zoning Board of Adjustment would review the plan and determine if a Variance can be
92 granted. They will look at input from other boards and have very specific criteria in order to meet

the Variance. Chip stated all the pieces inside the setbacks for the Variance problem are from the driveway and parking. The parking structures are the issue and suggested to reconfigure the parking as opposed to meeting with ZBA. Carsten stated the buildings are nested amongst the wetlands. T-shaped area is well away from the wetlands. The size and amount of parking spaces can be found in the Site Plan Regulations.

Peter is proposing gravel for both the driveway and parking spaces, and sections off the highway will be paved. Barry noted that our town ordinance does not require the driveway to be paved. Carsten mentioned the existing woods road has been traversed by heavily loaded logging trucks over the years. Chip stated a waiver to the site plan will be needed for section 23B, parking design. Minimum thickness of any pavement is 3 inches. The board has no issue with using gravel for the driveway and parking areas. Peter noted there will be no dredge and fill and needs to meet with the Fire Department for fire safety and access. There will be no parking on the building side. Carsten questioned snow removal. Barry noted that snow removal and dumpster placement will need to be shown on the plans. Carsten explained to Peter that Conservation is only advisory to the Planning Board.

Chip noted that an amendment to the site plan, section 23-C (parking dimensions) needs to be done to reflect ADA State Regulations. 60 inches minimum for all vehicles with a maximum of 96 inches for a standard vehicle and up to 130 inches for a van. Peter stated that 10 x 20 size parking spaces are being proposed. He mentioned a joint meeting with all boards to resolve the boundary line issue and come back to the Planning Board in 2 months time. Barry explained that a joint meeting is not needed, only need to meet with the Board of Selectmen regarding this issue. Carsten mentioned back in 2012 this was brought to the Board of Selectmen and a suggestion to file a quiet title would take care of the issue.

Barry stated putting a note on the plans in regards to the proposed cottages as being short stay accommodations and not becoming a residence, with a time limit on how long the rental can be for. He then explained the process going forward when ready:

1. Formal Site Plan Review, with a set of plans and drainage calculations
2. Notice abutters
3. Public Hearing
4. Send to Fire Department, Road Agent, Conservation Commission for feedback
5. Comments sent back to Planning Board (several meetings will take place)
6. Send to Town Engineer
7. Will need payment ahead of time to cover Engineer's costs
8. Engineer's comments will be sent back to Planning Board and be addressed
9. Approve or Deny Application

Variances and/or Waivers that may be needed will impact the process. Carsten mentioned that the property is outside the MS-4 area, if in this area would need to notify the Planning Board. Chip explained to Andrew to give the agents he is working with explicit permission to act on his behalf on the application, should he be unavailable. A letter or email may also be sent stating agents have permission.

Chip **made** and Chris 2nd a **motion to adjourn**. All in favor by unanimous vote. Meeting adjourned at 8:50pm.

Agenda for next meeting:

Lot Line Adjustment for 122 and 128 Kingston Road Map and lot #'s 4-174 & 4-175
Stage Coach Estates: Issues with the State claiming the property is considered an association

Respectfully,
Gail L Turilli