

Planning Board  
May 27, 2021  
7:30pm

Members present: Barry Hantman, Chip Current

Members present via Zoom: Jennifer Heywood, Charles Underhill, Chris Smith

Others present via Zoom: Edward Batten (Batten Signs) representing Life Storage

Others present: Gail Turilli

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. Charles Underhill was designated as a voting member tonight per Barry.

The minutes from 5/13/2021 were reviewed. One minor correction needed on line 52. Chris **made** and Jennifer 2<sup>nd</sup> a **motion to accept** the minutes as amended. All in favor with Chip abstaining. The minutes are accepted as amended.

**Planning Board Business:**

Update on the Zoning Map, two corrections needed per Chip. Will forward to the mapping company to address.

Barry mentioned that he attended a workshop for a model ordinance in regards to ground water. Our town ordinance is fairly close but, the model is still in draft form. Currently there is a 75ft setback and a 100ft setback has been recommended. The Planning Board may want to take a look at that. In addition, poorly drained soils have a no cut/disturbance buffer from standing water. Currently Danville does not have that in place but, may want to address once the model ordinance is finalized.

**Life Storage 220 Kingston Road Map 4 Lot 237 – Minor Site Plan Review for New Sign**

Chip checked the abutters list, all have been properly noticed. Chip **made** and Chris 2<sup>nd</sup> a **motion to accept the application**. All in favor, **motion carries**. Application accepted 5/27/2021.

Ed Batten of Batten Signs is representing Life Storage. He explains that they simply want to take the existing sign and replace it with an updated sign on Rte 111. The total ht of the new sign is 35' which is the limit in the town ordinance. The sign is a flex space, internally luminated, single sided, one direction and set to a time clock. There are no restrictions per the ordinance on the time limit the sign is illuminated on Rte 111. A building permit is needed prior to starting construction. The sign will be installed between September and October.

Barry questioned if the sign is 15ft from the property line. If it is not, the 15ft setback will apply and will need to go before the ZBA. Ed stated that the new sign is going in the same footprint as the existing sign. Barry stated there is no need for a site walk or for the town engineer to be consulted.

Chris **made** and Chip 2<sup>nd</sup> a **motion to approve the Site Plan**. All in favor by unanimous vote, motion passes. **Site Plan approved on 5/27/2021**. No recordings needed. Barry mentioned reports of construction vehicles on Kingston Road and questioned if this is related to Life Storage. Mr. Batten is unaware of this but will pass this information on to the owners and ask that the construction vehicles slow down.

Barry stated that usually the Planning Board meets once a month during the summer months and asked the Board if this is something that we want to continue. All are in agreement, and meetings will be held on the fourth Thursday during the months of June, July and August. Barry also expressed that he would like to have in person meetings starting in June. In case of extenuation circumstances, will continue to have Zoom options available. Masks are required per the Selectmen's rule and the Board will follow what the Selectmen decide going further.

Planning Board Rules of Procedure were discussed, no changes needed, and will remain in place as written. Chris asked for clarification on page 3, first paragraph which states if a member is absent from a meeting, and alternate member would then become a voting member. Barry explained that the intent is that an alternate would be put in place for the absent member for a hearing. If too many meetings are missed, the alternate will represent the member for the duration of the project. Barry asked that a note be put on the cover of the Rules of Procedure stating, reviewed and accepted on 5/27/2021.

Chris **made** and Chip 2<sup>nd</sup> a **motion to adjourn**. All in favor by unanimous vote, **meeting adjourned at 8:00pm**.

**Agenda for next meeting:**

1. Preliminary discussion for Blake Road, Map 4 Lot 167-1. Potential buyer looking to develop.

Respectfully,

Gail Turilli

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