

## **Planning Board July 10, 2014**

Members Present: Barry Hantman-Chairman, Chip Current, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Michael Denison, Josh Horns, Haeyoon Jacobus

Others Present: Josh Manning, Bob Meaney

### Minutes

Minutes of the June 12, 2014 meeting and the July 6<sup>th</sup> site walk were reviewed. Chris made and Chip seconded a **motion to approve the June 12, 2014 minutes as written**. Chip abstained. The motion **passed**. A few points in the site walk minutes were clarified. Chris made and Chip seconded a **motion to approve the July 6, 2014 minutes as written**. Chip abstained. The motion **passed**.

### Correspondence:

- Notice from RPC dated July 10, 2014 regarding the Transportation Improvement Program, amendment #6 being approved.

### Preliminary Discussion Josh Manning, Points North Design Group, for property on Main and Sweet Street regarding Map and Lot 3-53-13

Josh Manning introduced himself and Bob Meaney. Mr. Meaney is finalizing the purchase of Earl Sweet's property on Main Street. The lot is just over 5 acres with frontage on Main and Sweet Streets. The proposal is divide this into a three acre lot to the west with frontage on Sweet Street and the rest to be a two acre corner lot. Both lots will be in the Danville Village District.

There was a short discussion about selling the lots for commercial uses. There are no plans for commercial ventures on either lot, but the possibility should be left open for the potential.

The plans will need to show a typical house and septic for each lot. There is a need for site review whether these are commercial or residential lots. There is an existing septic system which has had little use since its installation years ago. There are two dug wells on the lot which will be filled. There is no intention to build on the existing foundation; it is partially within the road setback. State subdivision approval will be needed for the subdivision.

It was noted that one lot has a strange shape. A portion of the southern lot line border is a stone wall which, it was noted, cannot be removed. The stone wall makes up part of the border between lots 3-59-13 and 3-59-A1.

These lots could be combined in the future. Drive-thru windows are allowed in the Village District. An easement between the two properties can be written, making the transition from commercial to residential easier in the future. Mr. Manning said an easement like this on a residential lot may not be attractive to a potential buyer.

It was mentioned there is a culvert under Sweet Street that drains the wetlands on the west side of the lot.

Other Business

Mr. Manning was asked to see the Selectmen's office staff regarding his home business which is not registered with the town.

At 8:00pm Chip made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted  
Janet S. Denison

Agendas:

- Aug. 14, 2014  
7:30pm           correspondence and minutes
- 7:40pm           Site plan review for Map and Lot 3-168, property owned by Henry Corey