

Planning Board
April 14, 2016
7:30 pm

Members Present: Chip Current, Chris Smith, Chris Giordano, Jim Castine, David Cogswell, Roger Whitehouse

Members Excused: Barry Hantman

Others Present: Andrew Carace

Minutes

Chris G. made and Chip seconded a **motion to accept the March 24, 2016 minutes as written**. Roger abstained. The motion **passed**.

Correspondence

- Letter dated Mar. 11, 2016 from the fire chief regarding the Cotton Farm site plan
- Court update regarding CBDA Development v. Town of Thornton
- Supply Lines with The Source, Spring 2016 edition
- RPC agenda for a meeting that occurred April 13th
- Town and City magazine, March/April 2016 edition
- From NHDES dated April 5, 2016 regarding Map 4 Lot 46 dredge and fill

Preliminary discussion with Andrew Carace,

Chip explained that this is a preliminary discussion designed to gather information and answer questions. Nothing said can be considered binding.

Mr. Carace, owner of Pest-End Exterminators, said he owns the property known as Tax Map and Lot 3-59-A1. He would like to build a 50'x80' garage to house his company vehicles. These would mostly be stored on-site during the winter. He explained that there will be doors on both sides to allow the vehicle to pass through without going in reverse. He has some trucks and some trailers. The building will be metal. He was told that the ideal would be something that blends with the rest of the neighborhood.

He was told he will need site plan approval. Chris G. said that if hazardous materials are to be stored on site, this is not an allowed use in the Danville Village District. Mr. Carace may see the Zoning Board for a variance.

Mr. Carace explained that the storage of pesticides is regulated by the Division of Pesticide Control. There was a discussion about the different zones in town and what is or is not allowed. The Zoning Ordinance Article IV.4.B.3.g was mentioned, which states, "No materials defined as hazardous under 49 U.S.C. 5103 will be used or stored on the premise." Mr. Carace said that as long as he abides by state rules he should be ok.

Chris G. mentioned building something on the property that is allowed in that zone. That business could then be leased. He also mentioned finding property in the Highway, Commercial, Light Industrial zone.

Cotton Farms site plan

With the letter from the Fire Chief stating he has reviewed the updated plans and that he has approved the emergency vehicle access, Chris G. made and David seconded a **motion to grant final approval**. Roger

abstained. The motion **passed**. Chip signed the mylar as acting chairman for this project. All of the Board members, except for Roger, signed the plans.

Capital Improvement Plan

Chip explained the purpose of the CIP as part of the Master Plan. The spreadsheet was updated as much as possible. Chip hopes to get information regarding what roads the road agent plans to upgrade in the next three years. He explained the codes in one column mean operating budget, heritage fund, and capital reserve. The capital reserve funds are voted on in separate warrant articles to put money in and to take it out. Chip hopes to get a three-year plan and add this information to the spreadsheet.

There was a short discussion about having a department head meeting to discuss the various goals. Letters will be sent to the department heads to update their portion.

New Business

Updating the Master Plan will be discussed at the next meeting.

Chris G. made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet Denison
Land Use/Assessing

April 28, 2016 Agenda

7:30pm Happy 22nd Anniversary plus two weeks to Barry

7:35pm Minutes and Correspondence

7:45pm Master Plan update

8:00pm review CIP