

## **Planning Board Jan. 22, 2015**

Members Present: Barry Hantman-Chairman, Chip Current, Haeyoon Jacobus, Josh Horns, George Manos, Roger Whitehouse, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Others Present: Steve Pascoe, Kelly Arsenault

The terms for Planning Board vacancies were announced. The ballot will have two 3-year terms, one 2-year term, and one 1-year term. It was noted the minutes of the previous meeting have a different tally.

### Minutes

Minutes of the January 8, 2015 meeting were reviewed. Chip made and Chris seconded a **motion to approve the January 8, 2015 minutes as written**. Josh abstained. The motion **passed**.

### Preliminary discussion regarding Map 4 Lot 242

Barry explained this is just a preliminary discussion and neither the applicant nor Board members will be held to anything said at this meeting; this is for informational purposes only. Steve Pascoe introduced himself and said he is very interested in the retail shop project that was previously approved for this lot. This was approved in conjunction with a Continuing Care Retirement Center on an abutting lot. Mr. Pascoe said he is interested in the 11.4 acre lot with access off Route 111. It was noted the prior owner had some difficulty with the access being granted from the state but there was an agreement that the access would be granted for a certain sum of money.

It was explained that the plans for this property can be used but the Board will still need to review them. Mr. Pascoe said the site plan looks good and he believes this will be a good thing for Danville. He is looking to use the same plans without much variation.

Chip said he thought Hampstead Water Company was going to bring water to the CCRC and Mr. Pascoe may want to look into how that may work with the retail center only. He was also told there was an agreement with the town regarding the safety departments; this was mostly for the CCRC.

It is believed Route 111 can be widened to accommodate deceleration and turning lanes. The two lots had some issues with topography. Any applicant will be expected to show access to abutting properties. Mr. Pascoe was told to also look into opening the access to Frye Road if he only develops the retail center. He can speak with the town engineer at any time.

### Other Business

The Subdivision Regulations were discussed along with possible amendments. These should be reviewed for discussion at the next meeting. This is an effort to make all the ordinances consistent.

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

Respectfully submitted  
Janet S. Denison

Agendas:

- Feb. 12, 2015
- |        |  |
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| 7:30pm | correspondence and minutes                                       |
| 7:40pm | sign mylar for final approval of Corey Motors, tax map 3 lot 168 |
| 8:00pm | review of Subdivision Regulations                                |