

Planning Board Oct. 23, 2014

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

Excused Members: Haeyoon Jacobus, Josh Horns

Others Present: Josh Manning, Bob Meaney, David Drowne

Minutes

The October 9th minutes were discussed. It will be noted when Haeyoon arrived in order to clarify when the Board's discussion had a quorum. Chris made and George seconded a **motion to approve the October 9th minutes as amended**. Chip abstained. The motion **passed**.

The September 25th minutes were discussed. Corrections were made to lines 12 and 13. Chip made and George seconded a **motion to approve the September 25th minutes as amended**. The motion **passed** unanimously.

Chip made and George seconded a **motion to reconsider the October 9th Planning Board minutes**. The motion **passed** unanimously. Chris made and George seconded a **motion to remove Chip's name from those present**. Chip abstained. The motion **passed**. George made and Chip seconded a **motion accept the October 9th minutes as amended**. Chip abstained. The motion **passed**.

Correspondence

- The PREA account invoice for Corey Motors was reviewed. It was agreed the refund of excess funds will occur with final approval.
- A notice from Spectra Energy regarding pipeline safety
- Supply Lines with The Source, Fall 2014 newsletter

Other business

The Board discussed the dates for the zoning ordinance warrant article review. It was agreed that December 11th will be the date for the first public hearing. Any proposed revisions will be discussed at the next meeting in preparation for the first public hearing.

Continued site plan review for Sweet St. subdivision

The September 4th email from the Conservation Commission was reviewed. They have no concerns about this proposal. The letter from the Heritage Commission dated September 10, 2014 was reviewed. They stated the original structure was the home of Ephraim Page who was one of the 27 men who built the Meeting House. Since the structure is in such disrepair and will be razed, the applicant has agreed to have a plaque placed on the property commemorating the site of the home.

The letter from Dennis Quintal dated October 6th was reviewed. Each item was discussed as follows:

1. Plan requires signature block: *Satisfied*

2. Surveyors stamp and wetland stamp will be added.
3. Add note for section III, D.2.e to plan: *Satisfied*
4. Legend on plan: *Satisfied*
5. Benchmark datum from USGS required: *Satisfied*
6. The drainage report was discussed. It was agreed that either the calculations need to be provided and acceptable by the Planning Board or a waiver will need to be requested.
7. The existing septic plan will be used for the eastern lot thus no test pit data is required for this lot. The test pit data has been provided for the new lot: *Satisfied*
8. The state subdivision approval is pending.
9. The drainage easement deed will be reviewed by town council.
10. The need for designating the use of the lots was discussed. The application is for a subdivision; the lots may either be used for residential or business purposes and this will be determined during a site plan review: *Satisfied*
11. The driveway permit was signed by the road agent: *Satisfied*
12. There was a short discussion about the corner bounds being concrete or granite. Any discrepancies in the subdivision or site plan review regulations will need to be clarified.
13. It was agreed the bounds need to be set.
14. Mr. Manning said he will make sure there are no lines through any text.
15. The deed references in the plans presented tonight show consistency: *Satisfied*

The outstanding items from the previous board meeting were discussed. These included:

1. The letter from the town engineer was received: *Satisfied*
2. The note on the plan regarding the general appearance of the building was discussed. Mr. Manning pointed out the shape and size of the typical house lot is the same on both parcels, but only noted on the west parcel.
3. The impact fees will be reviewed when final approval is granted.

Additionally, the location of the wetland flags will need to be noted on the plans. Mr. Manning provided language for a drainage easement. This will need to be reviewed by the town attorney.

Mr. Manning asked for conditional approval and was told, if it is granted and the plans change in any way, he will have to begin the application process again. The outstanding conditions were reviewed. It was agreed the following are still outstanding:

1. The wetland scientist and engineer stamps need to be on the plans.
2. The drainage calculations need to be acceptable to the Planning Board or a waiver needs to be requested.
3. The state subdivision approval is required.
4. The drainage easement deed will be reviewed by town council, with the correction of the name Sandown to Danville, and be acceptable to the Planning Board.
5. The bounds will need to be set.
6. Lines on the plans will need to be cleaned up and acceptable to the registry.
7. The number of wetland flags will need to be shown on the plans.

After discussion, George made and Chris seconded a **motion to grant conditional approval based on the seven outstanding conditions noted above**. The motion **passed** unanimously.

Cell Tower Warrant Article

Barry's rewrite of the proposed warrant article was discussed. It was agreed the caveat needs to be in place that it can be leased to others and/or the town can exempt itself.

To see if the Town of Danville will vote to amend the Town of Danville Zoning Ordinance to provide the Danville Board of Selectmen greater latitude in the placement of telecommunications towers on public land controlled by the Town of Danville which provide antenna space for Town Public Safety Equipment. Currently, the ordinance restricts the placement of telecommunications towers to areas of land which may not provide optimum telecommunications coverage for the Town leaving portions of the town with no or limited cellular coverage. Specifically, this would modify paragraph XII.E.1 of the Town of Danville Zoning Ordinance to read:

XII.E.1. Public Property.

Antennas or towers located on property owned, leased, or otherwise controlled by the Town may be exempt from some or all of the requirements of this ordinance provided that such antennas or towers will enhance public safety by permitting use and, if necessary, allocating space for Town Public Safety Equipment. This exemption shall be available if a license or lease authorizing such antenna or tower has been approved by the governing body of the Town of Danville and the governing body elects, subject to state law and local ordinance, to seek the full or partial exemption from this Ordinance.

Chris made and George seconded a **motion to put to public hearing on December 11th the warrant article as discussed.** The motion **passed** unanimously.

At 8:30pm Chip made and George seconded a **motion to adjourn.** The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Agendas:

- November 13, 2014
7:30pm correspondence and minutes