

Planning Board  
January 24, 2019

Members present: Chip Current, David Cogswell, Jim Castine, Roger Whitehouse, Scott Borucki

Others present: Josh Manning, Holly Bright, Richard Atkins

Roger made and David seconded a **motion to accept the January 10, 2019 minutes as written**. The motion **passed** unanimously.

87 Sandown Road site plan

Josh Manning explained that the 24 comments from the town engineer's last letter have been reduced to eight. The numbered test pits have been added to the plans and the logs have been sent to Dennis Quintal. State approvals for the septic are forthcoming and no state subdivision approval is needed. If this is sold as condos later, state subdivision approval will be needed.

There was a short discussion about the size of the culvert pipe. The regulations state this is supposed to be 18" but the applicant prefers to have a 15" pipe. The larger pipe will reduce the cover even more than it already is planned to be. The drainage is fine with a 15" pipe. It was agreed that 15" is adequate. The site plan and subdivision regulations will be reviewed to ensure there are no contradictions.

Bonding is an issue for the Board of Selectmen and is not part of this project. The Board will need some clarification is the town engineer thinks there's a risk to Sandown Road that would make bonding necessary.

Mr. Manning explained the planned resolutions to the remaining matters. The Board discussed granting conditional approval. The following conditions were discussed:

1. Satisfying items 8, 8a, 11, 12, 21, 22, 23, 24 from Dennis Quintal's letter to the satisfaction of the Board (letter from Mr. Quintal required for confirmation)
2. Road bonding in cooperation with the Selectmen or confirmation that the risk is too low to make it necessary
3. All state approvals
4. Note added regarding private road
5. Letter from the Postmaster, satisfactory response regarding mail delivery

David made Roger seconded a **motion to grant conditional approval for 87 Sandown Road site plan based on the above named conditions**. The motion **passed** unanimously.

Impact fees were discussed. This will be assessed when final approval is granted.

Zoning Ordinance public hearing

The Board discussed the following amendments to the Zoning Ordinance:

1. HCLI Zone street setbacks:

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance Article IV.C.2.b to bring the street setbacks more in-line with the rest of town and that of neighboring towns. Specifically, to read:

- b. Buildings shall be at least thirty feet (30') from any public street, except along NH Route 111 which shall be fifteen feet (15'). The building setback from the roadway shall be measured from the edge of the public roadway right of way.

Holly Bright asked if this is to allow parking. She was answered that it is for parking and also buildings. Currently the state right-of-way is 250' from the centerline of Route 111. The town requires an additional 50'. This proposed amendment will allow for a larger building envelope on the ground.

There were no further questions from the public. David made and Roger seconded a **motion to close the public hearing**. The motion **passed** unanimously. Chris said he was unsure about the wording here and if it left too much room for misinterpretation when dealing with a corner lot. It was agreed that all proposed development in this zone would have to come before the Board. Any misunderstandings can be worked out at that time.

David made and Roger seconded a **motion to put this on the ballot as discussed**. The motion **passed** unanimously.

David made and Scott seconded a **motion to add the words, "Recommended by the Planning Board" with a tally of 5-0**. The motion **passed** unanimously.

## 2. Danville Village District Permitted Uses

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance Article IV.B.2 to bring the permitted uses in-line with the format of the HCLI Zone. Specifically, to read:

### Section 2. Permitted uses

- a. One single unit dwelling and accessory buildings per lot.
- b. Accessory Uses: Extended Family Living Unit, subject to the provisions of article IV-section A.4
- c. Customary/Home, Silviculture, and Agricultural occupations, subject to the provisions of Article IV, section A.1(c)

The following uses are permitted subject to site plan review and approval by the Planning Board:

- a. Section Housing, subject to provisions of article IV-section A.5.
- b. Multiple unit dwellings, subject to the provisions of article IV-section A.1(d)
- c. Retail sales establishments, restaurants, bakeries, cafes, or similar uses.
- d. Professional Offices, studios, medical, dental, banks, financial institutions, personal service establishments, governmental uses, Inns and Bed and Breakfast establishments, or similar uses.
- e. Educational and day care facilities for children and adults, nursing homes, elderly congregate care and assisted living facilities, or similar uses.

The Board discussed the changes suggested for the Village District allowed uses. Congregate care is currently allowed in this district. The words “or similar uses” expands what is allowed and will hopefully attract developers. The Board will still need to hold site plan review for any new proposed use. There were no further questions from the public or the Board. David made and Roger seconded a **motion to close the public hearing**. The motion **passed** unanimously.

David made and Scott seconded a **motion to put this on the ballot as discussed**. The motion **passed** unanimously.

Scott made and David seconded a **motion to add the words, “Recommended by the Planning Board” with a tally of 5-0**. The motion **passed** unanimously.

Sandown Road/Route 111A intersection:

The town has received permission from the NHDOT to do some excavation work on the north west corner of the intersection, within the state right-of-way. It’s not up to this Board to authorize the work and it seems the state is unwilling to do it. The applicant for the subdivision is also not obligated to do any of this work. The town has an elected road agent but town employees in the highway department. Scott said that if the road agent doesn’t want to do the work he’d like to hear a solid reason why. He said he could foresee some concerns over expending the funds and there may be potential for disputing who should do the work, whether the state or the town. He said he’s in favor of having the work done. The Board agreed to recommend to the Selectmen that the work should be done on that corner and Chip volunteered to write a letter regarding this.

There was a short discussion about a problem existing on the south side of the intersection. This could be remedied with speed limit enforcement or lowering the speed limit. A stop sign along Main Street may help, but the state would have to be convinced that a traffic study is necessary. This is not a problem unique to Danville. Scott said the issues with this intersection have to be corrected incrementally. Jim made and Roger seconded a **motion to write a letter to the Selectmen recommending the work on the corner**. Scott abstained. The motion **passed**.

Other Business:

Scott suggested that when the Board is discussing an application with an applicant or designee, and the town engineer letter is being reviewed, that the things already addressed be ignored and the focus be made toward the three most important items. This may help reduce the time spent at the meetings.

It was agreed that the vacant Board positions would be advertised.

At 8:35pm, Roger made and David seconded a motion to adjourn. The motion passed unanimously.

Respectfully submitted,  
Janet S. Denison

Upcoming agendas:

February 14, 2019

7:30pm minutes and correspondence

7:40pm public hearings:

- Stage Coach Estates, 2 Sandown Road subdivision phase 2, Map and Lot 1-19B owned by Lake Realty Trust
- Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3, off Caleb Drive and Ward Way. Waivers to Subdivision Regs:
  - 1) Section V.B.5 – dead-end streets and cul-de-sacs
  - 2) Section V.B.2.b – 50' tangent
  - 3) Section V.B.2.b – 250' minimum CL radius
  - 4) Section V.B.2.e – plan scale
  - 5) Section V.B.5 – cul-de-sacs
- Cub Pond Rd, Map and Lot 3-53-173

9:00ish other business:

- Preliminary discussion with Carsten Springer regarding property in the HCLI zone