

Planning Board
July 9, 2020

Members Present: Barry Hantman

Members Participating Remotely: Richard Atkins, Roger Whitehouse, Chris Smith, Jennifer Heywood

Others Present: Gail Turilli, Charlie Zilch, Jim Boraczek, Carsten Springer

Others Present Remotely: Lindsey DiTonno-GPI, Janet Denison

Per the governor's order, this meeting is being held with members and audience participating remotely. Richard was appointed a voting member for tonight's meeting.

Roger made and Richard seconded a **motion to accept the June 11, 2020 minutes as written**. The motion **passed** unanimously.

Charlie Zilch introduced himself and Jim Boraczek, who owns Boraczek's Septic and Drain Service, currently located in Hampstead. Mr. Boraczek recently purchased the 11-acre parcel on the south side of Route 111, tax map and lot 242 (or 207?). This had been discussed at length with the Board beginning in 2011 for development of a retail shopping center. The key part if this development was access off of Route 111. Mr. Boraczek would like to move his company to this location in Danville.

The lot has approximately 1200' of frontage on Route 111 and 260' on Frye Road. They have spoken with District 6 who said access off our Route 111 needs to be promoted by the town and the applicant. The town had preliminary approval to open access when the former applicant had conditional approval for his retail project. It is unknown if that preliminary approval expires. The state requested that a fee be paid to open the access.

Mr. Zilch explained that the current owner of the larger parcel across Frye Road owns Doug's Tree Service. His business also involved large trucks, but the nature of his business does not involve customer traffic on site. Mr. Boraczek is interested in having a building with rental space for other businesses, which would include large bays in front and office space behind.

There was a short discussion about the existing roads leading to the site. Johnson and Frye Roads are narrow, and it is believed the culvert underneath the road has a weight limit. Some corners have short lines of sight. The Board would need to review this in conjunction with the road agent. The town of Hampstead would be notified because the roads are partially in their town. Danville would not be able to improve that section of road. Opening access off Route 111 would help the development of the other parcel.

Barry pointed out that the abutting parcels would need to have a right-of-way so they are not landlocked. This is standard per site plan review. Barry pointed out that the residents of Kacie Lane were not happy with the proposed development, but this Board will review everything in accordance with the town regulations.

Mr. Zilch was reminded of the tax incentive for new commercial development recently passed by the town voters.

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50 Self-Storage, Kingston Road:

51 Lindsey DiTonno explained that there have been issues getting mylars to conform to the wishes of the
52 Rockingham County Registry. A set of mylars were finally given pre-approval and sent to the town hall.
53 There was a discussion about the conditional approval given for this project.

54
55 The minutes of July 25, 2019 were reviewed. Two notes, one regarding protecting pedestrians from
56 falling snow and ice and the other that the sediment control measures would be inspected by the town
57 engineer before the certificate of occupancy is issued, will need to be added to the plans. The town
58 would like to have three full sets of paper copies of the plans. Mrs. DiTonno asked if the notes can be on
59 the construction copies. This was discussed briefly. The notes will be added to the cover sheet.

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61 Recording fees will also need to be included. An extension of the conditional approval was requested.
62 Chris made and Roger seconded a **motion to grant an extension of conditional approval for one year,**
63 **until July 25, 2021.** The motion **passed** unanimously.

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65 Impact fees will also be discussed when the plans are reviewed for final approval.

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67 Other Business:

- 68 • Eversource conditional use permit:

69 Carsten Springer mentioned there is an application for a conditional use permit for work in the
70 powerline corridor. He has reviewed the information sent. He said they are again asking for temporary
71 crossings in places where they've put in temporary crossings before. The town has requested, and
72 Eversource agreed, that permanent crossings would be installed. Carsten pointed out the town sees this
73 every two years or so.

74
75 Barry explained that when work is done along the line, mats are put down allowing the traffic to cross
76 the wetlands. These are removed when the work is done. The current application calls for poles to be
77 installed with a ground disturbance estimated to be about 100x100' around each pole. Eversource has
78 an easement on all the lots across the corridor. Roger made and Richard seconded a **motion to accept**
79 **the application.** The motion **passed** unanimously.

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81 The application will need to be property noticed for the next meeting. The application will be forwarded
82 to the Board members and the Conservation Commission for their review.

- 83
84 • Map and Lot 4-191

85 Another application for the property on the corner of Route 111A and Olde Road was received. This is
86 an amended site plan for the commercial development. They are proposing another entrance off of the
87 corner of Olde Road. Chris made and Roger seconded a **motion to accept the application.** The motion
88 **passed** unanimously. This application will also need to be forwarded to the Conservation Commission,
89 board members, road agent, and the town engineer. This will also need to be noticed for the next
90 meeting.

91
92 Two other pending applications were discussed briefly. Barry explained that the no application for
93 conditional use has been received for 148 Emerald Drive. It appears a culvert has been installed under a
94 driveway which was not part of the approved plans.

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96 At 8:15pm, Roger made and Richard seconded a **motion to adjourn.** The motion **passed** unanimously.

97
98 Respectfully submitted,
99 Janet Denison