

1 Planning Board  
2 October 22, 2020  
3 7:30pm  
4

5 Members present: Barry Hantman, Chip Current, Steve Woitkun, Chris Smith, Richard Atkins  
6

7 Others present: Gail Turilli, Karl Dubay, Steve Pascoe  
8

9 Barry noted this meeting was being held in conjunction with emergency ordinances passed by  
10 the State, allowing committees to conduct meetings remotely and constituting a quorum.  
11

12 Richard was designated a voting member for tonight's meeting.  
13

14 Minutes of the October 8, 2020 meeting were reviewed with Chip's revisions. Chip **made** and  
15 Richard 2<sup>nd</sup> a **motion to accept as amended**. All in favor. **Motion passes to accept the**  
16 **minutes as amended**  
17

18 **Subdivision review of Sapphire Woods Tax Map 4 Lot 46:**  
19

20 Barry stated this meeting is being held to discuss Site Plan and Subdivision applications for  
21 Sapphire Woods Open Space Residential Condominium Subdivision. The applications were  
22 submitted by The Dubay Group who represent the owner, Steve Pascoe. A similar application  
23 was brought to the board approximately 5 years ago but never brought to fruition, therefore, this  
24 will be treated as a new application. Chip confirmed that all abutter's have been noticed. There  
25 were no questions from the Board or public at this time. Chip **made** and Richard 2<sup>nd</sup> a **motion to**  
26 **accept the application**. All in favor, **motion passes**. Application accepted on 10/22/2020.  
27 Barry stated this will now start the review.  
28

29 Karl Dubay stated that this project had been approved 5 years ago but never came into being.  
30 Steve Pascoe purchased the property and the project to make it better. The project was re-  
31 introduced to the Planning Board about 4 months ago for a preliminary discussion, and is now  
32 coming to the Board with amended plans as a new application for the project. The proposed plan  
33 is to take some duplexes from the previous plan and make them single family homes. The left  
34 side of the road will consist of 3 duplexes and the rest will be single family homes. The right  
35 side of the road will consist of all duplexes and there will be one single family home in the back.  
36 The project will be built on the same infrastructure as originally designed which includes a town  
37 road with the addition of private wells for the dwellings.. Plans have been amended to meet all  
38 Zoning Ordinance changes.  
39

40 The project is about 72 acres. Protected open space has been increased to almost 80% with  
41 homes and infrastructure being about 20%. State wetland and AOT permits are still active.  
42 There was a pump house in the back to support the whole development, now there will be  
43 individual wells and septic for each lot which meet all setbacks. This open space condominium  
44 project is still considered a Subdivision without internal lot lines.. The property will be  
45 groomed by a professional landscape vendor. The capacity of the drainage systems have been  
46 increased. The AOT permit will be amended to account for increased state regulations. Karl

47 stated the project reserves the same right of way extensions for the town and abutters(these being  
48 from Meadowlark Lane to Map 4 Lot 50 and from this lot to Map 4 Lot 45). All land will be  
49 owned by a condo association, consisting of a board of directors and the residents will have  
50 condo fee's. Barry stated a copy of the condo association documents will need to be forwarded  
51 to our town council for review.

52

53 Sheet 3 of the plans has a green square showing the 72 acres with 79% being open space and the  
54 rest being common space. The houses, septic and wells are in blue. The town ordinance allows  
55 the well radius to be in the open space as long as it is documented in the condo documents.

56 Sheets 14, 15, 16, 17 &18 show a heavy dash line reflecting the open space restriction, wells are  
57 inside of that and are 15 ft off the line. The middle of the plan shows a cistern that has an  
58 easement and a paved pull out which is unchanged from previous plan. The homes do not have  
59 individual sprinklers. Sheet 16 shows the cistern details. There will be one mailbox per  
60 driveway, duplexes will have two mailboxes on one post. Poll lighting, landscaping, and street  
61 trees are also shown on the plans.

62

63 Barry raised a concern with the length of the driveway from a fire standpoint to the main house  
64 in the back. Karl explained that the driveway will be 480 ft which is the same as previously  
65 approved. Barry suggested that a sprinkler system may be better suited for that home. A  
66 standard turnout will be added to meet NFPA standards. Steve Woitkun noted that cisterns per  
67 the ordinance need to be every 2500ft and as long as they are within that on either side, it will be  
68 covered.

69

70 Steve Pascoe explained that the project will contain 3 duplexes on the right side of the road, the  
71 rest will be single family homes and all duplexes on the left side of the road. Duplexes will have  
72 2 floors with 3 bedrooms, 2 ½ baths and a walk out basement. They will also have a farmer's  
73 porch and be vinyl sided. Single family homes will have 2 designs, some being Ranch style and  
74 the other's being Colonial style. All of the single-family homes will have 3 bedrooms. There  
75 will be 3 parking spaces per unit and the duplexes will have a one car garage. All homes are  
76 standard houses that meet the town's height requirements. The home in the back has a carriage  
77 garage and a pool. There were no other questions from the Board, Barry opened the discussion  
78 to the public.

79

80 Michelle Cooper asked about trash collection, dumpsters vs town pick up. Karl Dubay stated  
81 that since the property will have a town road, there will be no dumpsters, all units will have town  
82 trash collection. Barry advised to check that issue with the Selectmen. Street addressing will be  
83 addressed by the Fire Department, which is listed on the plans and once the project is approved,  
84 the tax assessor will assign unit numbers. In order to maintain more of the open space, the units  
85 will be closer together than standard homes, the regulations require 30ft apart for this type of  
86 development. There is a sharp corner on Long Pond Rd. The site distance will be approved and  
87 coordinated with the Road Agent, who has been contacted , some trees will be removed which is  
88 shown on sheet 14 of the plans. Barry stated a letter from the Road Agent is needed and the  
89 project is required to meet with the Conservation Commission.

90

91 There is one small wetland impact before you get under the power lines. A State issued permit is  
92 still active which is shown on sheet 15. The overall development is outside of the 75ft wetland

93 setback. The beginning of the plan shows a 49 sq ft ditch, contains a culvert shown on sheet 14.  
94 Also shown on the plans are roadway buffers, open drainage, underdrains, swales, catch basin,  
95 infiltration ponds and a cross culvert. There have been some minor drainage calculations  
96 changes. Barry stated that the town engineer will need to review the plans. The Planning Board  
97 has the final say, but the town engineer has an advisory role.  
98

99 Barry stated about 5 years ago, that he thought that the Long Pond Road Association had  
100 concerns with the septic and had requested special toilets for this project. Chip recalled that he  
101 thought the concerns were runoff of the road, and the septic systems . Notes on the plans require  
102 lower flow fixtures, garbage disposals are prohibited, and septic systems will have independent  
103 reserve areas. MFG (minimal finished grading) is noted throughout the plans. Barry stated a  
104 copy of the plans will need to be sent to the town engineer, road agent, town attorney and the  
105 Conservation Commission.  
106

107 A resident voiced his concern with the right of way and his property. Karl Dubay explained that  
108 the cul-de-sac comes off the right of way, per previous plans and will remain unchanged for the  
109 benefit of the resident's property. Another resident asked if Meadowlark Lane will be affected in  
110 the future. Nothing has been proposed for that area of this property.  
111

112 An update on the project will be brought to the Board at the next meeting on November 12. A  
113 site walk will take place prior to approval and Chip noted that wetland flags be refreshed in the  
114 hot spots.  
115

116 **Discussion of Sunshine Holdings Subdivision on Happy Hollow Rd, Lot 2-55:**  
117

118 The conditions for final approval of the Sunshine Holdings Subdivision of Map 2 Lot 55 were  
119 discussed. Note 9 on the plans has been corrected and the waiver has been added to note 15.  
120 Chip **made** and Chris 2<sup>nd</sup> a **motion to grant final approval**. All in favor, **motion passes**. Final  
121 approval granted for Happy Hollow Subdivision. Impact Fee's of \$4933 for the School and  
122 \$1706 for Public Safety.  
123

124 Chip **made** and Richard 2<sup>nd</sup> a **motion to assess the Impact Fee's**. All in favor, **motion passes**.  
125 Impact Fee's assessed at \$6639.00. Checks are needed prior to recording of mylars which will  
126 be signed at the end of the meeting.  
127

128  
129 **Discussion of proposed Zoning Ordinance changes for March warrant:**  
130

131 Zoning Ordinance Amendment changes to be put forward to the December 10<sup>th</sup> public hearing:  
132

- 133 1. To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to  
134 correct dates associated with the Danville Cemetery contained in the Historic District  
135 description and section of the Ordinance. Specifically, this would:
- 136 •modify the description of Lot 2-74 in Article III.E(Historic District) to read  
137 "Contains the Old Meeting House Cemetery; burial sites of early families and  
138 their descendants, town dignitaries and officials dating to the early 1800's"

139 •modify the last sentence of the fourth paragraph of Article XIII, Preface to read  
140 “A second public burial ground was established adjacent to the meeting house,  
141 with burials dating back to the early 1800’s”.

142  
143 Chip **made** and Richard 2<sup>nd</sup> a **motion to put forward to a public hearing in our December**  
144 **meeting**. All in favor, **motion passes**.

145  
146 **2.** To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to  
147 clarify that driveways must conform to the requirements of the Danville Wetlands  
148 Ordinance. Specifically, this would add a new paragraph to Article XIII.I(Driveway  
149 Permits) as follows:

150  
151 •**5.** All Driveways must conform to the provisions and restrictions of Article VIII  
152 Wetlands Ordinance, where applicable.

153  
154 **3.** To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to  
155 restrict the placement or maintenance of cesspools, septic tanks or sewage disposal  
156 areas within 10 feet of a permanent structure. Specifically, this would modify Article  
157 VII.C.1(Sanitary Protection Requirements) to read “1. No cesspools, septic tank or  
158 sewage disposal area shall be constructed or maintained less than 10 feet from any  
159 permanent structure nor seventy five feet from the edge of a public water body or  
160 from a well”.

161  
162 The Board agrees not to put forward numbers 2 and 3. Chip **made** and Richard 2<sup>nd</sup> a **motion to**  
163 **adjourn**. All in favor, meeting adjourned at 8:50pm.

164  
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167  
168  
169  
170 Respectfully,  
171  
172 Gail L Turilli

173  
174  
175  
176  
177