

1 Planning Board  
2 May 27, 2021  
3 7:30pm  
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5 Members present: Barry Hantman, Chip Current  
6

7 Members present via Zoom: Jennifer Heywood, Charles Underhill, Chris Smith  
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9 Others present via Zoom: Edward Batten (Batten Signs) representing Life Storage  
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11 Others present: Gail Turilli  
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13 Barry noted this meeting was being held in conjunction with emergency ordinances passed by  
14 the State, allowing committees to conduct meetings remotely and constituting a quorum. Charles  
15 Underhill was designated as a voting member tonight per Barry.  
16

17 The minutes from 5/13/2021 were reviewed. One minor correction needed on line 52. Chris  
18 **made** and Jennifer 2<sup>nd</sup> a **motion to accept** the minutes as amended. All in favor with Chip  
19 abstaining. The minutes are accepted as amended.  
20

21 **Planning Board Business:**  
22

23 Update on the Zoning Map, two corrections needed per Chip. Will forward to the mapping  
24 company to address.  
25

26 Barry mentioned that he attended a workshop for a model ordinance in regards to ground water.  
27 Our town ordinance is fairly close but, the model is still in draft form. Currently there is a 75ft  
28 setback and a 100ft setback has been recommended. The Planning Board may want to take a  
29 look at that. In addition, poorly drained soils have a no cut/disturbance buffer from standing  
30 water. Currently Danville does not have that in place but, may want to address once the model  
31 ordinance is finalized.  
32  
33

34 **Life Storage 220 Kingston Road Map 4 Lot 237 – Minor Site Plan Review for New Sign**  
35

36 Chip checked the abutters list, all have been properly noticed. Chip **made** and Chris 2<sup>nd</sup> a  
37 **motion to accept the application**. All in favor, **motion carries**. Application accepted  
38 5/27/2021.  
39

40 Ed Batten of Batten Signs is representing Life Storage. He explains that they simply want to  
41 take the existing sign and replace it with an updated sign on Rte 111. The total ht of the new  
42 sign is 35' which is the limit in the town ordinance. The sign is a flex space, internally  
43 luminated, single sided, one direction and set to a time clock. There are no restrictions per the  
44 ordinance on the time limit the sign is illuminated on Rte 111. A building permit is needed prior  
45 to starting construction. The sign will be installed between September and October.  
46

47 Barry questioned if the sign is 15ft from the property line. If it is not, the 15ft setback will apply  
48 and will need to go before the ZBA. Ed stated that the new sign is going in the same footprint as  
49 the existing sign. Barry stated there is no need for a site walk or for the town engineer to be  
50 consulted.

51  
52 Chris **made** and Chip 2<sup>nd</sup> a **motion to approve the Site Plan**. All in favor by unanimous vote,  
53 motion passes. **Site Plan approved on 5/27/2021**. No recordings needed. Barry mentioned  
54 reports of construction vehicles on Kingston Road and questioned if this is related to Life  
55 Storage. Mr. Batten is unaware of this but will pass this information on to the owners and ask  
56 that the construction vehicles slow down.

57  
58 Barry stated that usually the Planning Board meets once a month during the summer months and  
59 asked the Board if this is something that we want to continue. All are in agreement, and  
60 meetings will be held on the fourth Thursday during the months of June, July and August.  
61 Barry also expressed that he would like to have in person meetings starting in June. In case of  
62 extenuation circumstances, will continue to have Zoom options available. Masks are required  
63 per the Selectmen's rule and the Board will follow what the Selectmen decide going further.

64  
65 Planning Board Rules of Procedure were discussed, no changes needed, and will remain in place  
66 as written. Chris asked for clarification on page 3, first paragraph which states if a member is  
67 absent from a meeting, and alternate member would then become a voting member. Barry  
68 explained that the intent is that an alternate would be put in place for the absent member for a  
69 hearing. If too many meetings are missed, the alternate will represent the member for the  
70 duration of the project. Barry asked that a note be put on the cover of the Rules of Procedure  
71 stating, reviewed and accepted on 5/27/2021.

72  
73 Chris **made** and Chip 2<sup>nd</sup> a **motion to adjourn**. All in favor by unanimous vote, **meeting**  
74 **adjourned at 8:00pm**.

75  
76 **Agenda for next meeting:**

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78 1. Preliminary discussion for Blake Road, Map 4 Lot 167-1. Potential buyer looking to  
79 develop.

80  
81 Respectfully,

82  
83 Gail Turilli

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