

Planning Board  
June 24, 2021  
7:30pm

Members present: Barry Hantman, Chip Current, Roger Whitehouse, Steve Woitkun, Jennifer Heywood, Chris Smith

Others present: James Seaver, Andy Ward, Carsten Springer, Dan Flores, Andrew Richson and Jess Richson

Barry noted that the State of Emergency and emergency orders have been expired. The Board of Selectmen have removed the mandate of requiring masks in a public building.

The minutes from 5/27/2021 were reviewed. One minor correction needed on line 70. Chip **made** and Chris 2<sup>nd</sup> a **motion to accept** the minutes as amended. All in favor with Roger abstaining. The minutes are accepted as amended.

**Planning Board Business:**

Lake Realty Trust – Stage Coach Estates – Map and Lot 1-19-B came before the board on 4/8/2021 in regards to an AOT permit. There was a disagreement regarding town's responsibility to maintain drainage and easement. Town Counsel was contacted for an opinion on the issue, which was forwarded to the applicant. An extension was granted until 6/24/2021, the issues have not been addressed and there has been no request made for another extension. Barry drafted a letter to the applicant denying this application. Roger **made** and Chip 2<sup>nd</sup> a **motion** to send the letter to the applicant. All in favor. Application is denied 6/24/2021.

**Blake Road – Map and Lot 4-167-1: Preliminary Discussion for Possible Development**

Barry explained that nothing discussed tonight is binding as this is just a preliminary discussion. Dan Flores of SFC Engineering, representing Fuel NRG, comes before the Planning Board to discuss a possible fuel storage area. He is looking to have garage space with a 30,000 gallon above ground propane tank on site. Currently they operate out of Windham NH and service Rockingham and Hillsborough Counties using one tractor trailer a week for transport of fuel. Three trucks are used for storage, one truck per day used for fuel transport, and 30,000 gallons of fuel are used per month. This is a desirable location due to the proximity to 111A but, bulk fuel storage is not explicitly permitted per the Danville Town Zoning Ordinance.

Barry explained that the state has restrictions/requirements that need to be looked into. Traffic impact at the corner of Main Street, which is a state road, and Blake Road, which is a private road will need to be addressed and improvements may be required. Access for use will also need to be addressed as Blake Road is not currently to town standards. It was advised that the developer research any covenants, restrictions, and approvals from landowners for use and improvements. Chip questioned if the future garage is going to be for expanded use. Dan stated it will be used strictly for overnight storage of trucks. There was also a question about potential for access on an abutting lot, 4-183. Dan has spoken with the landowner of said lot and stated

is a possibility. Roger questioned fencing the property or gating the entrance. Andrew stated there would be fencing around the storage tank and would likely gate the entrance. Barry asked if there are any concerns from a fire standpoint. Steve stated that he would like to do some research before commenting. Carsten mentioned access through the abutting lot, there is a huge wetland crossing. Barry stated this will need to be addressed for potential contamination based on the type of traffic. Carsten has walked the abutting lot with an engineer and there is a lot of water on the property. This will need to be checked by a soil scientist, mapped and flagged, and brought to Conservation for comments. Andy Ward, who owns property at the end of Blake Road, stated the lot is all wet on the backside. There was an overlay made for Blake Road, not a Class VI road anymore, it is a private road. There was a court case years ago and the developer will need to research this and provide the Board with the data. Barry explained the need for ample fire access to the tank as there is a limit on road length for safety purposes. Dan understands that the lot is in the correct zone for use, will need to come before the Planning Board for a Site Plan Review but, access is going to be challenging. Permission from the state would be needed to make a private road into a town road. Barry explained that it could remain a private road, but permission needs to be granted to use it. If the developer is seeking approval for this type of business, may require an upgrade to town standards for use. Driveways need to be paved per the Zoning Ordinance for commercial developments. Andy questioned who would be responsible if a driveway is made. Chip stated that the property owner would be responsible. Barry stated a plan needs to be in place on how the road is maintained. The project is estimated to start within six months time.

At this time a **motion** was made by Chip to enter a non-public session, 2<sup>nd</sup> by Roger. Jennifer recused herself.

**Roll Call:**

•Barry Hantman	yes	
•Roger Whitehouse	yes	
•Steve Woitkun	yes	
•Chris Smith	yes	
•Chip Current	yes	<b>Motion Passed</b>

Chip **made** and Roger 2<sup>nd</sup> a **motion to return to public session**. All in favor, motion passes

Roger **made** and Chip 2<sup>nd</sup> a **motion to adjourn**. All in favor by unanimous vote, **meeting adjourned at 9:15pm**.

**Agenda for next meeting:**

1. Preliminary discussion for 1 Billy's Way Map 4 Lot 12-1. Potential subdivision

Respectfully,

Gail Turilli