

Planning Board March 27, 2014

Members Present: Barry Hantman-Chairman, Michael Denison, Haeyoon Jacobus, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Chip Current, George Manos

Others Present: Steve Woitkun-Fire Chief, Jim Daley-Building Inspector

Minutes

Minutes of March 13, 2014 were reviewed. Chris made and Haeyoon seconded a **motion to approve the March 13, 2014 minutes as written**. The motion **passed** unanimously.

Correspondence

- Spring Planning and Zoning Conference, May 3rd in Whitefield, NH
- The Rockingham County Conservation District 2013 Annual Report
- Community Development Finance Authority notice of available grants

Sprinklers

Barry explained that he's been corresponding with Peter Loughlin about the two recent conflicting warrant articles passed by the voters. He stated Peter's opinion is that if there is a demonstrated need, the Planning Board can require a cistern or other means of fire suppression for developments of three or more lots. However, Peter thought a court would frown on sprinklers being a requirement in light of recent state law and the voters' statement in the recent ballot. Barry suggested that developers speak with the Board in order to determine if there is a "demonstrated need."

Chris asked what to do about plans that are already approved. Chief Woitkun asked the Board to speak plainly about the plans to develop lots along Brentwood Road and developers trying to skirt around the issues. It was mentioned the subdivision along Brentwood Road was approved in 2006. Barry said if a building is in progress now, sprinklers cannot be required.

The question was raised about what a "demonstrated need" may be. The answer is unclear. Jim said he does not feel comfortable asking a developer to speak to the Board to determine if there is a need. It was understood by those present that cisterns are enforceable for subdivisions of more than three lots and that a fire suppression system is required for commercial buildings. Jim stated there was an item on the ballot referencing building code standards and that all will comply with state standards for building, energy, mechanical, plumbing, residential, electrical and fire.

Chris said he knows of situations in which more remote developments were required to install fire suppression methods.

Chief Woitkun mentioned the ten lot subdivision planned by Hoyt and that it should be insisted that cisterns be built. Barry said the sprinkler was suggested by the developer and not required by this Board. Chief said he will do his own research to determine how to move forward with

fire suppression methods. He said developers need to speak with the Fire Wards and the chief in order to have a fire suppression system approved.

Barry suggested revising the Zoning Ordinance and holding a public hearing regarding the revisions. This can then be brought to the 2015 town ballot.

Master Plan

George is still waiting for data from Cliff Sinnott. Chip had forwarded an updated Capital Improvement Plan spreadsheet with updated numbers from the recent election. This was reviewed and Chris made and Haeyoon seconded a **motion to put forward these updates to a public hearing**. The motion **passed** unanimously.

Carol Baird of the Heritage Commission had forwarded suggested updates to the Historic Resources chapter. Her letter dated January 20, 2013 was read. Chris made and Michael seconded a **motion to put forward these updates to a public hearing**. The motion **passed** unanimously.

Nominations

Nominations were opened. Barry explained the appointment as Chairman and Secretary are not life-long terms. Chris made and Haeyoon seconded a motion to nominate Barry as Chairman of the Danville Planning Board. The motion **passed** unanimously. Chris made and Michael seconded a **motion to close the nominations**. The motion **passed** unanimously. All present were in favor of Barry continuing as chairman and Barry accepted the nomination, thanking the members for their continued support.

Chris made and Haeyoon seconded a motion to nominate Chip as Secretary of the Danville Planning Board. The motion **passed** unanimously. Chris made and Michael seconded a **motion to close the nominations**. The motion **passed** unanimously. All present were in favor of Chip continuing as secretary.

Carsten and George will be asked if they want to continue as representatives to the Rockingham Planning Commission.

The by-laws will be reviewed soon and the title of “secretary” will be reviewed.

At 8:30pm Chris made and Michael seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Agendas:

- April 10, 2014

7:30pm correspondence and minutes
7:40pm Zoning Ordinance and Master Plan updates

- April 24, 2014

7:30pm correspondence and minutes

7:40pm minor lot line adjustment between properties owned by Kathleen Wilder of 19
Quimby Court and Jeffrey and Linda Stone of 17 Quimby Court, known as map
and lots 1-66-73 and 1-66-74.