

Planning Board Sept. 12, 2013

Members Present: Barry Hantman-Chairman, Chip Current, George Manos, John Russo, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused members: Phil Emilio

Others present: Cathy Champion, Richard Towne, Philip Towne

Correspondence

- Alteration of Terrain permit applications: letter of denial from NHDES for Royal Crest due to lack of information
- Notice from RPC regarding commissioners
- Warrants to close the PREA account for Charters Bros, LLC were signed by Barry Hantman
- Town and City, Sept/Oct 2013 edition

Public Hearing to extend conditional approval for Royal Crest

Barry explained the request to extend the conditional approval arrived one day past the deadline. Town Council was advised of the situation and the Board was told it was okay to have a hearing to discuss the matter after the abutters were notified.

Conditional approval was granted with certain conditions, which include state approvals. Those approvals did not arrive, thus a one year extension was granted in 2012. Those conditions have still not been met. Chris said this is a substantial project for Danville which would bring in tax revenue and jobs. He stated there is little commercial base in town: we should have 15-20% commercial industry, but even if the commercial lots are built out, this will bring the total commercial industry to 8%. He said it is not in the public interest to deny the request; otherwise a developer would have to reapply.

Abutters to the properties asked about the trees being stripped from the land. A landowner is allowed to cut trees from their property. The tax bill was sent and paid for the timber. The application stated the land would be re-vegetated. The abutters were told trespassing is not allowed on private property.

Another extension can be requested in another year.

The public hearing was closed and the Board deliberated. It was stated the Board spent a lot of time reviewing the plans. Other town departments were heavily involved. Barry stated he wouldn't want to review this whole thing over again. If another extension is requested next year, Barry stated he would like to see:

1. Substantial progress from the present condition of the application
2. If the applicant will need to bring something from the landowner if the applicant does not own the land.

Chris made and George seconded a **motion to grant the extension request for Royal Crest until July 21, 2014**. The motion **passed** unanimously.

George made and Chris seconded a **motion to include the two aforementioned conditions to the application**. The motion **passed** unanimously.

Other Business

The Hoyt application will be on the agenda for the next meeting.

The Letter of Credit from Haverhill Bank for the Hoyt excavation pit was discussed briefly. According to our Excavation Regulations, the surety bond must extend at least 18 months beyond the expiration of the permit. (see Article 12.1.1)

The Board may discuss reducing the board size from seven to five members.

Chip will be contacted about reviewing the Capital Improvement Plan.

At 8:05pm Chris made and John seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted

Janet S. Denison

Agendas:

- Sept. 26, 2013

7:30pm Correspondence and minutes

7:35pm Discussion with Betsy Sanders regarding impact fees

8:00pm Hoyt-Clydesdale Drive subdivision & excavation/restoration
property owned by Al Hoyt and Sons, Inc., Tax Map 4, Lot 28: final approval and excavation permitting