

**Planning Board
Oct. 8, 2015
7:30 pm**

Members Present: Barry Hantman-Chairman, Chip Current, Chris Smith, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Haeyoon Jacobus, Roger Whitehouse

Minutes

The September 24 minutes were reviewed. Chip made and Chris G. seconded a **motion to accept the September 24, 2015 minutes as amended**. The motion **passed** unanimously.

Correspondence

- A notice from the American Planning Association regarding membership
- Supply Lines with The Source, fall 2015 edition newsletter
- A notice from the Salem planning board regarding a cell tower installation
- Letter from Charlie Zilch dated September 30 regarding the Caleb Corners II subdivision. This will be held until the next public hearing.
- The SB2 calendar. Barry pointed out the following dates:
 - Nov. 9: first day to accept petitioned zoning amendments
 - Dec. 9: last day to accept petitioned zoning amendments
 - Dec. 31: last day to post first public hearing
 - Jan. 11: last day to hold a public hearing
- A letter dated October 6, 2015 from Charlie Zilch, requesting to extend the review period for Caleb Corners II to next meeting date. Chip made and Chris G. seconded a **motion to extend the review period to December 10, 2015**. The motion **passed** unanimously.

2016 Budget

The Board reviewed the budget as follows:

4191.10 Planning Board	2015	2016
Pb-110 clerk salary	\$0	\$0
Pb-320 legal notices	\$300	\$500
Pb-331 master plan updates	\$500	\$500
Pb-560 printing	\$250	\$250
Pb-610 dues/subscriptions	\$4259	\$300
Pb-625 postage	\$250	\$250
Pb-690 projects	\$0	\$0
Pb-810 seminars	\$200	\$200
Pb-821 mileage reimbursement	\$250	\$200
Pb-830 recording fees	\$100	\$100
Pb-840 matching grant funds	\$500	\$500
TOTAL	\$6609.00	\$2800.00

Some lines, such as legal notices and postage, are paid through the applicants' fees. The Board pays for its own notices for some public hearings. Chris G. would like to see how a revolving fund of about \$2000.00 can be set up for future projects.

Chip made and Chris G. seconded a **motion to approve the 2016 Planning Board budget as discussed**. The motion **passed** unanimously.

2016 Warrant Articles

Chris G. offered amendments to Zoning Ordinance Article VI.A and IV.3.e. The Board discussed each one.

There was a lengthy discussion about density calculations. As written, Chris G. said the two options are a contradiction working for some properties and against others. It was agreed the second option offers more incentive for a developer to choose an open space cluster development. It was agreed to strike the first sentence and to have the first proposed Warrant Article follows:

To see if the Town of Danville will vote to amend Article IV.A.3.e.4 of the Danville Zoning Ordinance to change the density requirements for cluster/open space development. Specifically this would amend Article IV.A.3.e.4 to remove the sentence reading, "The density of the tract will not exceed that of a standard subdivision."

Chip made and Chris G. seconded a **motion to the put forward the Warrant Article as presented to our first public hearing to be held December 10th**. The motion **passed** unanimously.

Chris G. talked to the Board about some developers who put together developments with odd shaped lots. There was a discussion of not allowing lots to have widths less than 50' at any given two points. Chris S. said a better way to put this is that no two lots lines can be narrower than 50'.

Chris G. said it isn't right to have someone's backyard right behind someone else's house. Chip said it may be indefensible in court because it's left to interpretation. Chris S. suggesting defining it as no two non-adjacent lot lines can be closer than 50'. Barry suggested stating the Board can reject lots that are not laid out in an orderly manner. Chris G. said he will ask town council about this.

Barry suggested wording such as, "lots that cannot reasonably be interpreted to be an orderly layout of the land." The Board was good with the intent of the article and Chris G. said he will work on it

There was a discussion of building height as stated in several sections. It was agreed that the height should be 35'. It was agreed the second Warrant Article should read:

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to change the maximum building height to 35' and to modify the points of measurement for building height. Specifically this will modify Articles IV.A.1.d.2 and IV.A.1.e to read,

“The height shall be measured from the average elevation of the junction between the foundation and ground level.” Also modified will be Article IV.A.5.c.4 to add the sentence, “The height shall be measured from the average elevation of the junction between the foundation and ground level.”

Chris G. made and Chris S. seconded a **motion to the put forward the Warrant Article as presented to our first public hearing to be held December 10th**. The motion **passed** unanimously.

Barry said he is working on the fire suppression portion of the Zoning Ordinance for a Warrant Article.

Chip made and Chris G. seconded a **motion to add Article IV.B.3.d.2.a to the above proposed Warrant Article**. The motion **passed** unanimously. The Warrant Article will read as follows:

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to change the maximum building height to 35’ and to modify the points of measurement for building height. Specifically this will modify Articles IV.A.1.d.2, IV.A.1.e and IV.B.3.d.2.a to read, “The height shall be measured from the average elevation of the junction between the foundation and ground level.” Also modified will be Article IV.A.5.c.4 to add the sentence, “The height shall be measured from the average elevation of the junction between the foundation and ground level.”

Suggestions that arose during the year were discussed briefly. The right-of-way as stated in Article IV.A.3.e.2.b was mentioned. The following Warrant Article was suggested:

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to clarify the required width of existing right-of-ways in cluster developments by modifying section Article IV.A.3.e.2.b to remove the words, “fifty foot (50’)”

There was a discussion about fire suppression and the required number of cisterns for a subdivision. It was suggested that this could be put into the Subdivision or Site Plan Regulations which will give the Board the power to waive the requirement for cisterns in new smaller developments. The Board agreed to put this in another town document before it is taken out of the Zoning Ordinance.

At 9:30pm Chip made and Chris G. seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted
Janet S. Denison

Upcoming Agenda:

- October 22, 2015

- 7:30pm minutes and correspondence
- 7:40pm Stage 3 Subdivision application for Sapphire Woods, an open space condominium, Tax Map and Lot 4-46, off of Long Pond Road. This is a 72 acre parcel owned by LER Realty.
- 8:30pm Site Plan application for Cotton Farms MHP, LLC. This is to remove the two existing four-unit apartment buildings located at 41 and 42 Beatrice Street, known as Tax Map and Lots CF-H and CR-J, and construct two six-unit two-story apartment buildings within the same footprints.
- 9:00pm Subdivision application for Caleb Corners II, a 10 lot single family home subdivision, off a road to be known as Rookery Lane, parcel known as Tax Map and Lot 1-45-15
- Waiver request for a reduction in the Engineer Review Fee