

**Planning Board**  
**Mar. 10, 2016**  
**7:30 pm**

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

Excused Members: Chip Current, Chris Smith

Others Present: Steve Haight, Tracy Tarr, Kevin Hatch

Minutes

Chris made and Roger seconded a **motion to approve the February 25, 2016 minutes as written**. The motion **passed** unanimously.

Correspondence

- A notice from RPC for a meeting last night regarding accessory dwelling units and sign regulations. Barry has reviewed Danville's sign regulation and current state regulations and believes the town is in compliance.

Peaselee Tap Yard amended site plan

Steve Haight explained the proposed plan to install a new pole in the area of the already approved tap yard. The pole will be 25' away from the fence line as shown on the plan. The pole will be completely within property owned by Eversource and in the right-of-way. A waiver request is included with the application. Chris made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

It was noted that all the fees have been paid and the abutter's have been notified. No buffers are needed as the work will be entirely within the property and not near the property lines. This is a new pole and not replacing an existing one. Mr. Haight explained there are three overhead lines that come to the tap and a new pole is needed to get the height to bring the line into the tap. It will be 25' from the fence line to meet current code.

The waiver request was discussed briefly and it was agreed that no engineer review is needed. Chris made and Roger seconded a **motion to waive the engineer review**. The motion **passed** unanimously. Chris made and Roger seconded a motion to **approve the request to waive the engineer review fees**. The motion **passed** unanimously.

There were no comments from the public. Chris made and Roger seconded a **motion to approve the application**. The motion **passed** unanimously. Barry noted the mylar will not be recorded until the proper fees have been obtained.

Unitil site plan

Barry explained that Unitil has asked for a continuance until March 24<sup>th</sup>. They also have notified the Board that their attorney will be present at that meeting. Chris recommended also having our attorney present. Chris made and Roger seconded a **motion to extend the review period to March 24, 2016**. The motion **passed** unanimously.

Barry explained that this Board hasn't made any decisions regarding the Unutil site plan. We have asked them to request a waiver and their legal council may or may not have an opinion. Barry said he doesn't like to argue with attorneys during meetings but would rather hear their opinion first. This can be forwarded to town council after the meeting. If Peter Loughlin were present at the meeting, he'd most likely say he'll do some research before forming an opinion anyway. As far as the underground utilities, this board could grant a full or partial waiver or not grant a waiver at all.

Corey Motors revised site plan

It was noted that all of the abutters have been notified. Kevin Hatch explained there are two changes to this plan, both in the parking lot area. The town recently approved a zoning change which allows commercial parking lots to be paved up to the property line of abutting commercial properties. Mr. Hatch said prior approval had been given by the Zoning Board to pave within 9' of the line. A dumpster pad located on the corner of the property is shown on the plan but there is no paving beneath it. The owner has also already paved to the property line. A note on the plan states the only revisions are to the parking lot. All other notes are listed on the plan as they are on the previous plan.

Chris made and Roger seconded a **motion to accept the application**. The motion **passed** unanimously.

Mr. Hatch explained the dumpster pad and the distance to the lot lines. Nothing is noted on the plans as being closer to the wetlands than the previously approved plan. Everything as shown conforms to today's zoning. It was agreed that no site walk is necessary. Chris made and Roger seconded a motion to **approve the request to waive the engineer review fees and site walk**. The motion **passed** unanimously.

Chris made and Roger seconded a motion to **approve the plan as presented**. The motion **passed** unanimously. It was noted that the plan will not be recorded until all recording fees have been submitted to the town.

Haeyoon was thanked for coming to this meeting and for her time on the Planning Board. She was asked if she would consider being an alternate.

Barry noted that the two new members of the Board will be welcomed at the next meeting.

At 8:45pm Chris made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted  
Janet S. Denison