

**Planning Board
March 26, 2015**

Members Present: Barry Hantman-Chairman, Chip Current-Vice Chairman, Chris Smith, Roger Whitehouse, Chris Giordano-Selectman's Rep, Janet Denison-clerk

Excused Members: Haeyoon Jacobus, Josh Horns

Other Business:

Chris Smith was welcomed as the newest member of the Board, having accepted a write-in position on the town ballot. Copies of the pertinent town documents will be forwarded to him.

Barry opened the discussion for officer nominations. Chip made and Chris G. seconded the **motion to nominate Barry as Chairman of the Danville Planning Board**. The motion **passed**.

Chip made and Chris G. seconded the **motion to close the nominations for Chairman**. The motion **passed** unanimously.

As there were no other nominations, Barry **accepted** the appointment.

Chris G. made and Roger seconded the **motion to nominate Chip as Vice-Chairman of the Danville Planning Board**. The motion passed.

Chris G. made and Chip seconded the **motion to close the nominations for Vice-Chairman**. The motion **passed** unanimously.

As there were no other nominations, Chip **accepted** the appointment.

Chip was asked to prepare the CIP letters and spreadsheet.

Others Present: Doug MacGuire, Mary Ann Distefano, Dana Lynch, Tracy Tarr

Minutes: The minutes of March 12, 2015 were reviewed and one correction was made. Chip made and Chris G. seconded a **motion to accept the March 12, 2015 minutes as amended**. The motion **passed**.

Correspondence:

- A question regarding the dissolving of an inactive condo association: the Board members opined that a real estate attorney or judge will need to be involved. The plans may state something about a condo association regarding shared wells, shared septic, etc. which would make the dissolution more complicated.
- An invoice from Dennis Quintal. This will be forwarded to the Selectmen's office for payment.

Stage 2 Subdivision Application for LER Realty, property located off Long Pond Road, known as Tax Map and Lot 4-46

Mr. MacGuire explained there has not been a lot of activity on this project in the last two weeks. Their wetland scientist has reviewed information and this has been shared with the abutting property owner. There has not been any word on whether or not the abutter will sell to LER Realty.

Mr. MacGuire said the property owner is not in favor of building the development in phases. He plans to build the entire road at one time.

The utility company has been contacted and they have reviewed the proposal. The developer was asked to keep the separation distance to the wires. There is one spot in which they are 1.5' off. This is one of the wetland crossings in which they propose to fill a portion. They may lower the elevation of the road or be required to put in new poles. Barry said the Board will need to get something in writing from the utility company that the proposed application is in compliance with the criteria.

With the snow melting, they will be able to get more topography and drainage data.

There were no questions from the public at this time.

This application will next be reviewed on April 23rd.

Peaselee Tap Yard

The Board discussed the proposed tap yard with Dana Lynch of Eversource and Tracy Tarr of GZA GeoEnvironmental, Inc. Mr. Lynch explained this is a switching device similar to a switch for a railroad. Their proposal will re-divert the flow for the Kingston substation at appropriate times. The tap yard will have concrete footings for the poles that feed the overhead wires. The proposed yard is solely on property owned by Eversource. This was first brought to the building inspector who suggested they meet with the Planning Board.

Plans were presented and discussed. The plan shows the distance is greater than 250' from the Exeter River, which is in line with shoreland protection. The yard is not within any buffers. It was agreed this is a structure with a commercial use and will probably constitute a minor review. Barry said his concern is the distance to abutting properties. There will still be access across the property for snowmobilers and horses.

Chris G. made and Chip seconded a **motion to reduce the professional review escrow amount to \$1000.00 for this project**. Chris S. abstained. The motion **passed**.

If the application is received in time, this will be discussed April 23rd at 8:15pm.

Subdivision Regulations review

The proposed changes to the Subdivision Regulations were reviewed. A public hearing will be scheduled on April 23rd at 7:40pm to discuss these.

There is a reference to a 50'ROW in the Zoning Ordinance which will need to be addressed in next year's ballot. This will bring the Zoning Ordinance in line with the proposed changes to other regulations.

At 8:40 Chris G. made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

April 9, 2015 Agenda:

7:30 pm Correspondence and Minutes

7:40pm discussion of RPC dues, format for public hearings

April 23, 2015 Agenda:

7:30 pm Correspondence and Minutes

7:40pm Public Hearing for Subdivision and Site Plan Regulations

8:00pm Excavation Permit hearing for Hoyt Realty, site located off of Clydesdale Drive, known as Tax Map and Lot 4-28

8:15pm Stage 2 Subdivision Application for LER Realty, property located off Long Pond Road, known as Tax Map and Lot 4-46