



PLANNING BOARD MINUTES

September 9, 2025

- ROLL CALL:** Ed Bearor (Associate Member), Riley Bergeron, Tim DeRoche, Darren Finnegan, Bob Hayes, Maureen Hopkins, and Paul Jacques (Acting Chair)

Absent: Bilal Hussein (Associate Member), Stacey LeBlanc (Chair), and Ngengele Adlophe (Student Representative)

Staff members present: David Hediger (*Planning Director*)

Paul Jacques elevated Ed Bearor to full voting member.

- MINUTES:** Acceptance of the June 18 and August 19, 2025 meeting minutes.

Motion made by Bob Hayes and seconded by Ed Bearor to approve the June 18 minutes:
Vote 7-0 Motion Carries

Motion made by Tim DeRoche seconded by Bob Hayes to approve the August 19 minutes:
Vote 7-0 Motion Carries

3. PUBLIC HEARING

- *ITEM WITHDRAWN/REMOVED:** PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 7-9 Fern Street (PID 239-113 and 239-112): Application by Dirigo Architectural Engineering, LLC on behalf of Jim Wu/Wu Lake Street Property LLC for the construction of a 5-unit condominium development with access from the shared driveway to the former Lake Street school. This property is located in the Traditional Neighborhood (T-4.2B) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

The application was withdrawn by the applicant due to some negative sentiment toward the project from the public/neighborhood that they want to account for so the project will be considered a positive development for the City and stakeholders.

- PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW:** 180 Danville Corner Road (PID 122-005): Application by Terradyn Consultants, LLC on behalf of Timothy Millett to convert the existing structure into a four-unit multifamily dwelling. This property is located in the General Business (GB) zoning district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

David gave a staff report. The building formerly housed the Spurwink School eight-bed care unit and the applicant has a purchase & sales agreement to acquire the property. They plan to do interior renovations only. Since it was previously used for commercial and three more dwelling units are being added, it is considered a subdivision and needs Board approval. Due to the change of use from commercial to residential and the number of bedrooms, they will need to increase the septic tank size and will be installing a 1,500 gallon septic tank.

Jim Coubron of Terradyn Consultants reviewed the proposed plan and when asked where this project is in relation to the previously proposed Danville project development from Mr. Millett, he said it is to the southeast to it.

**Motion made by Darren Finnegan and seconded by Bob Hayes to open public comment:
Vote: 7-0 Motion Carries**

Steven Beal of 575 Johnson Rd – asked if this parcel is going to be co-joined with the abutting parcel to the southwest closer to Washington Street in any form of common ownership or common development activity.

**Motion made by Bob Hayes and seconded by Darren Finnegan to close public comment:
Vote: 7-0 Motion Carries**

Jim said that the parcel could potentially be co-joined with the abutting parcel. If that were to be the case, the existing structure would be part of that greater concept.

Motion made by Riley Bergeron seconded by Ed Bearor that the proposal meets the requirements of Sections 60-1277 and 60-1359 and to approve the application and site plan submitted by Terradyn Consultants, LLC on behalf of Timothy Millett to convert the existing structure at 180 Danville Corner Road (PID 122-005) into a four-unit multifamily dwelling. The proposed project has met the standards pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision. Vote 7-0 Motion carries.

c. REQUEST TO POSTPONE PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for a four-lot subdivision and the construction of two multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

David gave a staff report stating that initially Terradyn Consultant submitted an application for a 4-lot subdivision for the construction of two multi-family structures with four units each, however the applicant is interested in revising the layout to potentially add a third building. Since a public hearing notice was done, the applicant requested the public hearing be held to get some input from the Board and neighbors and that the Board postpone the application until further notice.

Jeff Amos of Terradyn Consultants reviewed the site plan stating the new layout features 3 4-unit buildings and a new private way that provides access to all three new buildings as well as an existing house on the property. One criterion it does not meet is the lot width as it relates to the frontage and they will request a waiver of those standards. The stormwater run-off will be routed to the rear of the property, they are proposing a 6-foot high stockade fence on the entire edge of the residential portion, and will be moving the dumpster based on discussions with neighbors.

Motion made by Tim DeRoche seconded by Darren Finnegan to open public comment:
Vote: 7-0 Motion Carries

Kelly Levesque of 5 Rockhill Avenue - expressed concerns regarding how they are going to fit a road and units on that property, drainage going on to her property, the height of the fence being reduced from 8 feet to 6 feet, lighting, and where the dumpster was going to be placed.

Cameron Bryant of 9 Rock Hill Avenue - expressed concern about where the drainage will go.

Steve Levesque of 5 Rock Hill Avenue - expressed concern regarding the number of buildings being proposed.

Motion made by Tim DeRoche seconded by Bob Hayes to close public comment: **Vote: 7-0 Motion Carries**

The Board expressed concerns regarding the maintenance and durability of stockade fences, and stormwater and drainage affecting abutters negatively.

Motion made by Ed Bearor and seconded by Bob Hayes to postpone further review of the proposed four-lot subdivision at 530 and 538 Poland Road. **Vote 7-0 Motion carries**

4. PUBLIC COMMENT

Evan Cyr of 122 Granite Street – asked the Board to consider developing a policy of requiring purchase and sale agreements and continuing obligation agreements be included with requests to the Board when land purchased from the City comes before the Board due to it being potentially pertinent information on decisions being made. He suggested that applications being submitted to the Board be complete when submitted to avoid issues that could cause delays.

Lincey Viel of 10 Fern Street – expressed concern regarding the lack of information and change of plans on the Fern Street project. She feels it will change the atmosphere of the neighborhood. She was also concerned with how long it is taking for the playground to re-open.

William Baxter of 27 Holly St – expressed concern regarding the proposed 5-unit Fern Street project stating that the original plans discussed by the Citizens Committee was a childcare center.

5. MISCELLANEOUS:

Riley gave a brief update on the Comprehensive Plan Committee.

When asked for an update on Chick-Fil-A, David said he reached out to them last week and they said they are making progress and hope to have an update in the future.

When asked about the status of Conex boxes, David said it is on the list to be addressed.

6. ADJOURNMENT

Motion made by Riley Bergeron and seconded by Tim DeRoche to adjourn at 7:00 p.m.

Vote: 7-0 Motion Carries

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