

## Danbury Planning Board

February 14<sup>th</sup>, 2023

### Un-Adopted

The Danbury Planning Board met on Tuesday February 14<sup>th</sup>, 2023 in accordance with the schedule adopted and posted. John Taylor called the meeting to order at 7:00 p.m. and welcomed everyone present. John asked if anyone had a conflict of interest and hearing none proceeded with the meeting.

#### **Present:**

John Taylor, Chair

Mark Zaccaria, Vice Chair

Matthew Remillard, Secretary

Ruby Hill, Selectmen ex-officio

Anna Offen, clerk

Gary Donoghue

Jim Phelps, alternate

#### **Not Present:**

**Guests:** Mike Donovan, Tad Schrantz, Phil Hastings

At 7:01pm Jim Phelps made a motion to recess for a consultation with counsel, Mark Zaccaria seconded. **Motion passed unanimously.** Recessed for consultation with counsel.

At 7:55pm Mark Zaccaria made a motion to bring the meeting back into order, Anna Offen seconded. **Motion passed unanimously.**

Phil Hastings came before the Board for a non-binding, preliminary consultation. Ragged formally submitted an application for Subdivision for Forest Knolls. Phil is looking for feedback from the Board in regards to what would be needed to move forward with that subdivision. John Taylor stated that the board would like work with Ragged, but really is looking to see what the plans are going forward. The Master Plan was drafted in 2008 and many of the proposed plans listed on the plan are no longer relevant. Phil provided the Board with a Summary of Ragged Mountain Recreational and Real Estate Investments, which shows what has been completed, abandoned or is ongoing. Tad addressed the board and stated that the focus now is on the ski mountain and ski season and focusing on growing that part of the business. Jim asked if the subdivision were to be approved, what is next and would they be willing to put the next phases into writing. Jim expressed that his concern is how the proposed subdivision would affect the town. He has seen an increase in traffic to the mountain, but has not seen an increase in tax base. Gary brought up that when the Master plan was first put together any decisions were made within the context of the Master Plan and it is very difficult to approve plans without knowing how it all fits in with the Master Plan. John Taylor said that he felt more comfortable when the plan was going to be a condo complex and Ragged was going to remain the owners, instead of

individually owned private lots. Phil let the board know that certain deed restrictions and covenants would be included in the deed prior to the sale, with the goal of keeping the houses more uniform. Jim Phelps said that he did not think that the board would go through with the subdivision without amendments to the Master Plan. Phil asked for some specifics on what the board would be looking for and Gary responded that we would like to see more information on proposed subdivisions, future plans, etc. and what plans have been abandoned from the master plan. Mike Donovan asked Phil what he had in mind for the proposed changes that would be discussed in the Public Hearing? Phil replied that he did not have a lot in mind prior to the meeting tonight, but after hearing feedback he is thinking that they would include amendments covering the next 5 years and what would be removed. Mike Donovan suggested that Ragged provide a scope of work or outline of changes to the board, prior to the next meeting. Phil and Tad agreed that they would work on getting something out to the board.

At 8:50 Ruby Hill made a motion to recess for a consultation with counsel, Jim Phelps seconded. **Motion passed unanimously.** Recessed for consultation with counsel.

At 9:15pm Anna Offen made a motion to bring the meeting back into order, Matthew Remillard seconded. **Motion passed unanimously.**

Discussion was held regarding a previous subdivision on New Canada and Davis Rd. Jim Phelps thinks that the board should meet with the Selectmen. Ruby will ask if they can meet with the board on 3/21/23.

Previous meeting minutes were reviewed. Jim Phelps made a motion to accept the minutes from January 10<sup>th</sup>, Mark Zaccaria seconded. **Motion passed with 6 affirmatives and one abstention.**

Mark Zaccaria gave a brief review of the survey answers that had been received. He will put together a draft report of the replies and make it available to the board for review. He will also work on getting the bar graph result uploaded to the town's website.

At 9:35pm Ruby Hill made a motion to adjourn, Gary Donoghue seconded. **Motion passed unanimously.**