

Danbury Planning Board

June 24th, 2025

Un-Adopted

The Danbury Planning Board met on Tuesday June 24th, 2025 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, Vice Chair

Frances Bliss, Selectmen ex-officio

Edward Esty

Kristen McKenna

Maggi Winn

Jim Phelps

Gary Donoghue, alternate

Anna Offen, clerk/alternate

Not Present: Caelan Taylor -alternate, Mark Zaccaria, Chair

Guests:

The meeting minutes were reviewed from 6/10/2025. Edward Esty made motion to approve the minutes, Kristen McKenna seconded. **Motion passed unanimously.**

John Taylor appointed Gary Donoghue as a voting member of the board.

Jon Warzocha was present to review a proposed Lot Line Adjustment to move 18.70 acres from Tax Map 416, Lot 51 to Tax Map 416, Lot 061-001. The reasoning behind this is to retain the ski trails on Lot 061-001. An official application was submitted and the public hearing will be held on 7/8/25.

Jeffrey Hertel was present to review a proposed subdivision on Tax Map 412, Lot 4 for a 7 lot subdivision. No lot is smaller than 5 acres and each lot would meet the road frontage requirements. They intend to do test pits on each lot and have an engineer looking into this and the slopes and wetlands. They have also been in contact with the road agent to see about driveway and road conditions. Jeffrey Hertel also suggested that there might deed restrictions put in place and they would be willing to work with the town on anything like that. Jim asked about utilities – they are not currently there. Jeffrey said that the land owner is looking into the price

for this. Jim also mentioned that the road is not in great shape and an exaction fee might be imposed per lot to go towards road repairs. Anna will email Jeffrey with the August meeting date and application deadline.

Frances asked about impact fees that were assigned to Ragged Mountain on their last subdivision. Frances said that no money has been received. Jim said that the payment would not be required until building began on those lots. Discussion was also held regarding the money that Ragged promised the town (\$25,000.00) to go towards road repairs, but that they won't pay until the town starts the work.

Discussion was held regarding if Ragged were to sell the ski operations and the development land to two different entities. Gary thinks that if the mountain is sold as a whole, then the development agreement might need to be tweaked but would still follow the land. But if they were to sell to two different entities that would cause the development agreement to start from scratch.

John read the following permits into record:

Brandon Bliss, 41 Gould Hill Rd, **Tax Map 411, Lot 110-001**, 28' x 32' single story house, previously approved in 2024, Permit #10-2024B. Also to continue to use camper as residence while permanent residence is built

Sonja Wulff, 181 Dean Rd, **Tax Map 408, Lot 011**, 28' x 30' detached garage

At 7:35pm Jim Phelps made a motion to adjourn, Maggi Winn seconded. **Motion passed unanimously.**