

## **Danbury Planning Board**

**July 8<sup>th</sup>, 2025**

### Adopted

The Danbury Planning Board met on Tuesday July 8th, 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

Gary Donoghue, alternate

Anna Offen, clerk/alternate

**Not Present:** Caelan Taylor -alternate, Mark Zaccaria, Chair, Jim Phelps

**Guests:** Jon Warzocha, Jeremy Cornell, Lenny Ryan, Tracy Feinauer, Karen Padgett, Ashlynn Comeau, Jessica Hatch, Becky Huntoon, Jeremy Martin

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

At 7:03pm John Taylor opened the public hearing on the application for Lot Line Adjustment for Ragged Mountain Resort, **Tax Map 416, Lots 061-001 & 051**, property located at Plowman and Deckman's Road. Jon Warzocha was at the meeting to present the Lot Line Adjustment application. The adjustment is to move 18.70 acres from Tax Map 416, Lot 51 to Tax Map 416, Lot 061-001. The reason behind this is to retain the ski trails on Lot 061-001. Gary Donoghue reviewed the subdivision application checklist and along with other board members determined that the application was complete. Edward Esty made a motion that the application was complete, Kristen McKenna seconded. Closed the public hearing on the Application for Lot Line Adjustment.

At 7:11pm John Taylor opened the public hearing on the Lot Line Adjustment for Ragged Mountain Resort, **Tax Map 416, Lots 061-001 & 051**, property located at Plowman and Deckman's Road. Jon again reviewed the application and plan. Karen Padgett asked if the town lot numbers were on the plan, Jon Warzocha answered yes. No further discussion or questions. Edward Esty made a motion to approve the Lot Line Adjustment, Kristen McKenna seconded. **Motion passed unanimously.** Closed the public hearing on the Lot Line Adjustment.

At 7:20pm John Taylor opened the public hearing on the 2025 Annual Capital Improvement Plan (CIP). Jess Hatch explained what her wishes would be for the CIP - to have the Planning Board, Budget Committee, Board of Selectmen and Department Heads work together to create a CIP that better outlines what is needed in savings for the town. Karen Padgett provided the Summary of Trust and Capital Reserve Funds 1/1/2025 to date (6/30/2025). Ashlynn Comeau provided a breakdown on the costs of maintenance for the Highway Department Equipment. Becky Hunton provided the mileage breakdown for the police vehicles as of 7/8/2025. She also suggested that instead of putting away the lump sum amount of the vehicle to buy it out right, it might be worth it to lease the vehicle and put smaller amounts towards it per year. Becky also stated that the year of replacement for the vehicles is often pushed back 2 or more years after the year of replacement on the CIP. Discussion was held from multiple parties regarding the process to budget the money for each line item and how that should be done. Small amounts per year over multiple years, or the total replacement cost for item in the year it is needed to be renewed. The 2025 working copy of the CIP was reviewed and edited line by line. On the working draft, replacement costs were itemized per year to equal the total replacement cost estimate in the estimated year of replacement. At 9:16pm the public hearing was continued to 8/12/2025.

The meeting minutes were reviewed from 6/24/2025. Gary Donoghue made a motion to approve the minutes, Kristen McKenna seconded. **Motion passed unanimously.**

John read the following permits into record:

Robert & Constance Sanville, 53 Juniper Rd, **Tax Map 412, Lot 025**, Add 8'X20' deck to enclosed porch on front of house

Al & Beth Desmarias, 46 Hoyt Brook Rd, **Tax Map 408, Lot 047**, 12'X20' storage shed 60' off propert (sp?) line

Davis Stukus, Eastern District Rd, **Tax Map 410, Lot 090-07**, 28' x 48' house

Jeffrey Wetton, Eastern District Rd, **Tax Map 410, Lot 090-010**, Construction of new home 24' x 36'

Nancy Berliner, 408 Walker Brook Rd, **Tax Map 413, Lot 022**, Remove existing storage container/replace with glass outbuilding

Anna Offen read into record an email from Ruby Hill regarding the CIP.

At 9:26pm Maggi Winn made a motion to adjourn, John Taylor seconded. **Motion passed unanimously.**