

Danbury Planning Board

October 14th, 2025

Un-Adopted

The Danbury Planning Board met on Tuesday October 14th, 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, Chair

Jim Phelps

Edward Esty

Maggi Winn

Frances Bliss, Selectmen ex-officio

Kristen McKenna

Anna Offen, clerk/alternate

Katelyn Setterlund, clerk

Not Present: Caelan Taylor -alternate, Gary Donoghue, Vice Chair

Guests: Christopher Huyler

The meeting minutes were reviewed from 9/9/2025. Maggi Winn made a motion to approve the minutes as amended, Frances Bliss seconded. **Motion passed unanimously.** **Amendments to include to correct the spelling of accordaance to accordance in the first paragraph. Correct Phil Donoghue to Gary Donoghue in the list of present members and in the third paragraph. Remove Jim Phelps from present member. Correct the spelling of Francis to Frances in present members. Update the final paragraph to replace Jim Phelps with Maggi Winn; and Maggi Winn with Edward Esty.*

At 7:05pm John Taylor opened the public hearing on the application for Subdivision, property located at Forbes Mountain Road, **Tax Map 406 Lot 193.02**. Chris Huyler (owner) was present. At the request of the applicant, we will continue the public hearing to our next meeting on 10/28/2025. Maggi Winn made a motion to continue the public hearing to 10/28/2025, Kristen McKenna seconded. **Motion passed unanimously.** At 7:07pm continued the public hearing.

Chris remained present for an informal discussion with the board. Chris is looking to create three new lots on the property off Forbes Mountain Road. This will total four lots including the land owner's current lot.

John Taylor made a motion to express the Planning Boards appreciation of Mark Zaccaria's years on the Planning Board, and our condolences to his wife and family, Jim Phelps seconded.

Motion passed unanimously.

John Taylor noted that Mark Zaccaria was a member of the Lakes Region Planning Commission and there is a vacancy for another commissioner. The Planning Commission meets once every other month throughout towns within the Lakes Region.

Frances Bliss Presented a packet from Walden Renewables. Jeff Deuink is researching putting a solar field on his property. John Taylor suggested looking at the LUZOs to potentially amend or add solar fields. Frances made mention about what the process would entail to decommission the solar field and whose responsibility it would be. John recommended the Board do some personal research on any existing regulations. John speculated if the State of New Hampshire and Planning Board has regulatory authority over solar fields.

John Taylor presented revised laws on Accessory Dwelling Units and Changes to Planning & Zoning Laws in 2025. The revised laws will be shared with all board members to be reviewed at the next meeting on 10/28/25.

John Taylor read the following permits into record:

Randall Duane Beiler, 58 Phelps Lane, **Tax Map 411 Lot 083-002**, Construction of 48'x48' Single Family Home

Michael & Danielle Jackson, 400 US Route, **Tax Map 409 Lot 062**, Construction of a 12'x24' three sided horse shelter on a stone base

Paul Setterlund & Katelyn (Setterlund) Komisarek, **Tax Map 408 Lot 065**, 66 Danbury Woods Rd, Construction of a 38'x56' home and 26'26' attached garage

Kristina Paul, 22 Spa Road, **Tax Map 201 Lot 081**, Add 35'x12; mobile home with construction of a 34'x30' addition off back of home. As well as the construction of a 20'x30' Ribbed frame fabric covered garage at the front of the property.

Stephen & Linda Winslow, New Canada Rd, **Tax Map 416 Lot 064-004**, 48x57 New Home Construction

Craig & Sarah Palmer, 189 Route 4, **Tax Map 406 Lot 168**, 24'x32' Garage to store tractor

Raymond & Penny Bill, 282 North Road, **Tax Map 409 Lot 108**, Replacing old shed with new 16'9x22'5. To be placed where old shed sits.

Jacob Morrisette, 1406 US Route 4, **Tax Map 415 Lot 058**, Replace existing 36'x36' building with new 36'x36' building.

Jeffrey M Deuink Revocable Trust, **Tax Map 410 Lot 099**, 59 Buttrick Road, A) 6x8' mud room attached to kitchen B) 20x16' family room with ¾ bath attached to laundry room C) 12x12' deck attached to the addition and existing bath, and extension of the porch along the south side 5x20' to tie in and matching the existing porch.

Nicholas Conant, 42 Old Turnpike Rd, **Tax Map 412 Lot 061**, 14'x24' Woodshed to be constructed where carport is currently located.

Kyle Bjelf, Hemlock Lane, **Tax Map 406 Lot 012**, Updated: construction of 36'Lx28'W single family house.

Crown Atlantic Company, LLC, Top of Ragged Mountain, **Tax Map 416 Lot 060-001**, Verizon Wireless to add 12 antennas, removing 9, adding 8 RRUs, removing 9, adding 12 coax.

Matthew & Lynn Garlick, 86 Wiggin Rd, **Tax Map 415 Lot 017**, Construction of 8'x12' Shed.

Town of Danbury – Danbury Elementary School, 20 Daffodil Lane, **Tax Map 201 Lot 114**, 20'x28' Outdoor Pavilion.

Sharon & Donald Gray, 186 Ragged Mountain Rd, **Tax Map 411 Lot 087**, 28'x70' House and 24'x24' Garage.

Mark & Monique LaFlamme, 54 Poplar St, **Tax Map 412 Lot 036**, Continuation of original building permit 22-2014B. Construction is on-going. See note attached to permit.

Kelsy (sp?) Gagnon, Joseph Kosits & John R Gagnon, 106 Brookside Dr, **Tax Map 406 Lot 066**, Building house (16'x32') and shed (16'x20').

Tricia Taylor, Tommy Higgins Rd, **Tax Map 410 Lot 055**, Placing 14x60' mobile home where previous mobile home was located.

Timothy & Donna Hollenbeck, 100 NH Route 104, **Tax Map 201 Lot 115**, Construction of roof extension 20x40' on south side of building.

Brian Ordway & Alison Timmons-Ordway, 20 Walker Brook Rd, **Tax Map 415 Lot 061**, 16x24' Carriage style wood shed.

DGB Holdings, LLC – Daniel Brosseau, Eastern District Rd, **Tax Map 410 Lot 090-004**, Construction of a 30x50' barn.

Timothy & Donna Hollenbeck, 100 NH Route 104, **Tax Map 201 Lot 115**, Roof mounted solar installation.

Gary Pescinski Revocable, Mudgett Rd/Old Danbury Rd, **Tax Map 410 Lot 070**, 20x40 Dry storage barn.

Thomas Austin, Kelly Koulalis, Kyle Levesque, 44 Taylor Hill Rd, **Tax Map 405 Lot 021**, 12x24' Aux. structure (Glamping cabin).

Guy Vecchitto & Karen Vecchitto, 56 Drake Hill Rd, **Tax Map 411 Lot 106**, Use of Rv while home construction and being planned. Construction to begin in Spring of 2026.

Frances Bliss raised concerns about the increase of town residents living in RVs and the enforcement of LUZOs. Jim Phelps recommended finding the funds in other components from the budget to pay for an attorney to enforce the LUZOs.

Jim Phelps discussed the subdivision application on Spear Hill Road, and recommended the Board to take a drive by. The application is for a seven-lot subdivision. Jim raised concerns with the current condition of the road, which is town maintained. Jim suggested the road agent be a part the review for recommendations about the roads condition for sustaining increased travel.

At 8:18pm Maggi Winn made a motion to adjourn, Frances Bliss seconded. **Motion passed unanimously.**