

Danbury Planning Board

February 10th, 2026

Un-Adopted

The Danbury Planning Board met on Tuesday, February 10th, 2026 in accordance with the schedule adopted and posted. John Taylor called the meeting to order at 7:04 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

Maggi Winn

Kristen McKenna

Frances Bliss, Selectmen ex-officio

Edward Esty

Katelyn Setterlund, clerk

Not Present: Gary Donoghue, Vice Chair, Caelan Taylor -alternate, Anna Offen, clerk/alternate, Jim Phelps

Guests: Tristan Whitman and Carl Rominger

John Taylor opened the meeting by calling on representatives from SF Mountain Co. (SFMC) to introduce themselves to begin a preliminary conversation with the Board. John inquired whether Mike Kettenbach is affiliated with Market Basket. When the answer was yes, John stated that they had both been involved in opposite sides of a lawsuit in MA more than 20 years ago. John said that he did not believe that it would adversely affect his judgement as to any matters involving Ragged that came before the Planning Board, but that he would recuse himself from all matters involving the Resort if Mike Kettenbach preferred that he do so. Tristan then provided background on SFMC, describing the groups' strong connection to Ragged and their intention to keep the mountain operating as a sustainable, community-centered winter resort. Tristan explained that SFMC aims to expand the real estate associated with the resort and create a sustainable bed base, especially since a recent survey done by Ragged showed that only about 25% of guests stay locally but not in the immediate area—indicating a need for more lodging. Tristan outlined that SFMC now holds deeded rights to all SRK land, approximately 800 acres as

of November 4th, 2025, and anticipates another 1,000 acres to be purchased over the next four to seven years. SFMC's overall development priorities include phased residential projects aligned with community capacity and infrastructure, as well as near-term goals such as supporting the current team, planning for warmer months, and advancing priority projects. These include breaking ground on the Forest Knolls West subdivision and subdividing the Deckman Road parcel from a two-acre lot into single-acre lots. The primary purpose of the meeting was to understand what the Board needs from SFMC and to clarify next steps for subdivision filings, including whether anything related to Forest Knolls West has expired.

John Taylor asked if the group had reviewed both the Development Agreement and the Cluster Agreement. Carl Rominger confirmed they were familiar with them. John explained that nothing has expired, and in 2023 the Board reaffirmed those agreements because the prior owners had been selling off land outside the scope of the development agreement, rather than advancing the projects already approved; noting that the Board would prefer to see the pre-approved development proceed. John also noted that the Town is finishing its Master Plan and it mentions a lack of inns and accommodations in surrounding communities; therefore, additional lodging would be encouraged at the Resort. Discussion turned to the Deckman Road property, which Carl said had been left out of the Development Agreement—likely an oversight. It is a 2.5-acre lot on a town-maintained road up to the gate, so it is considered to be on a public road. John advised that the lot may need to be transferred into the Development Agreement to avoid issues with the two-acre minimum lot size and cluster rules. John explained that any formal proposal would require review by the Planning Board's outside counsel, with costs paid by Ragged, which is standard practice.

Maggi Winn asked whether the Deckman Road lots would fall under cluster development or single-family. John Taylor said the area could be made part of the cluster development, which could allow two single-family homes; otherwise, it likely would not be approvable as the Town does have a 2-acre per lot minimum. Tristan Whitman asked whether the next step was to amend the Development Agreement to include Deckman Road. John agreed, suggesting they begin with the existing agreement and add/amend only the necessary adjustments. Frances Bliss noted that the reaffirmed agreements from 2023 should not require full legal review again. Tristan

emphasized that they are eager to move earth and make visible progress. Frances commented that cluster development has historically been the only way to bypass certain LUZOs.

Discussion then returned to Forest Knolls West. Carl Rominger explained that one lot has already been reassigned, with seven residential lots remaining and an eighth reserved as open space. Tristan Whitman confirmed the intent is to build single-family homes consistent with the previously approved project. John Taylor asked whether this is the only approved active project, and Carl added that Cardigan Cabins and a condominium complex also remain from earlier approvals. John noted that there was previously a restriction preventing year-round residence in the condominiums due to concerns about school enrollment.

John Taylor asked whether SFMC had considered restoring the former golf course, suggesting it could help make the resort a year-round destination. Tristan Whitman said it is not in their current plans, though they are exploring a wide variety of ideas. Carl Rominger added that much of the old course has since been converted into snowmaking retention ponds and parking lots. John noted that parking had historically been one of the biggest complaints, with cars ending up on the road. Tristan explained that Lot 9 has helped significantly and that they operate shuttles on busy days. Carl added that when the Resort is “really close to capacity,” guests start leaving as more guests arrive, freeing up parking. Frances Bliss mentioned that the Police Chief has prioritized keeping an officer available during peak times and praised Ragged’s transparent communication on Facebook; noting that the town is happy to have them.

John Taylor asked whether Ragged would continue the Danbury Elementary ski program, and Carl Rominger confirmed they would, adding that it is “what it’s all about.” Maggi Winn asked about the Resort’s continuance of the Bebe Woods program, and Carl confirmed that as well. Kristen McKenna asked about bringing snow tubing to the Resort; Tristan Whitman said it is not in near-term plans, though they continue discussing alternative activities for non-skiers. Frances Bliss asked about daycare, and Carl said they do not offer daycare, though they have lesson programs for young children.

Frances Bliss inquired how the road was holding up and Tristan Whitman said it's been excellent. Tristan and Carl Rominger agreed that police presence and recent upgrades have helped. John Taylor added that with the updated Master Plan, Ragged is viewed favorably. Frances noted that Ragged plays a pivotal role in the Town and that the Board values their collaborative partnership. John shared that survey responses showed strong local support for Ragged. The Board inquired when SFMC might return, Tristan said they plan to be back within 30 days. Forest Knolls West septic bids are out, and Tristan will contact their attorney regarding a clause in for the Deckman property to be added to the Development Agreement. Tristan will send materials to the Board for review and expects to return for a pre-application meeting. SFMC plans to be presented by an attorney from Sheehan Finney Bass & Green PA of Manchester-Boston. The Board thanked SFMC representatives for their time.

The meeting minutes were reviewed from 1/27/2026. Frances Bliss made a motion to approve the minutes, Maggi Winn seconded. **Motion passed unanimously.**

John Taylor read an email regarding the subdivision application for the property on Spear Hill Road, **Tax Map 412 Lot 4**. Jeff Hertel, as authorized representative, submitted a request for an extension on the current application. Maggi Winn made a motion to approve the request for extension by sixty (60) days, Frances Bliss seconded. **Motion passed unanimously.**

John Taylor reported that the draft Master Plan update—prepared by the working group consisting of John, Frances Bliss, and Katelyn Setterlund—was emailed to Board members on February 3. He read a proposed conclusion to the group and stated that he would like the Board to review and discuss the draft Master Plan at the next meeting.

John Taylor read the following building permit into record:

Jean Collins, 671 North Road, **Tax Map 406 Lot 166**, Addition to bumpout of galley kitchen to include seating, cabinets and mud room. Construction of wrap-around porch. Set back from property lines and street appx. 300ft.

At 7:45pm Maggi Winn made a motion to adjourn, Frances Bliss seconded. **Motion passed unanimously.**