

Danbury Planning Board

February 24th, 2026

Un-Adopted

The Danbury Planning Board met on Tuesday, February 24th, 2026 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

Maggi Winn

Edward Esty

Jim Phelps

Katelyn Setterlund, clerk

Not Present: Gary Donoghue, Vice Chair, Caelan Taylor -alternate, Frances Bliss, Selectmen ex-officio, Kristen McKenna, Anna Offen, clerk/alternate

Guests: None.

The meeting minutes were reviewed from 2/10/2026. Maggi Winn made a motion to approve the minutes as amended, Edward Esty seconded. **Motion passed unanimously.** **Amendments to include in the first paragraph John inquired asked whether Mike Kettenbach is affiliated with Market Basket, noting that if so, he would defer to Mike on whether John should recuse himself in the future due to litigation that occurred more than twenty years ago. Tristan Whitman took note of that to bring this information to Mike corrected to 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. In the second paragraph John explained that any formal proposal would require review by the Towns outside counsel, with costs paid by Ragged, which is standard practice corrected to 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. In the third paragraph John Taylor said the area would be part of the cluster development corrected to John Taylor said the area could be made part of the cluster development, which could allow two single-family homes. In the sixth paragraph John Taylor added that with in updated Master Plan corrected to John Taylor added that with the updated Master Plan.

Jim Phelps raised questions regarding Ragged's property holdings and mentioned that the Board should consider seeking clarification on what land SF Mountain Co. (SFMC) currently owns and what parcels it holds under option. Noting that the existing development agreement was based on the overall acreage, and it would be helpful to have updated documentation showing the specific parcels involved—which could be something as simple as taking a tax map and coloring it in. Maggi Winn asked who the Town would issue a permit to; Jim emphasized the importance of the Board having a complete understanding of everything within SFMC's control. Jim recommended the Board notify the Town's Counsel, given the renewed activity with the Resort. John Taylor said he will follow up on that.

Jim Phelps mentioned that Mike Kettenbach who is involved with Ragged, is the son of Mike Kettenbach who was involved in the Market Basket litigation from years ago. John Taylor said that was definitely not the same Mike Kettenbach but rather his son, apparently.

John Taylor opened discussion regarding the Master Plan Update. Jim Phelps noted that, regarding Action Item 3—which calls for the Town to explore options for creating fishing locations along the Smith River—the Town already owns two parcels along the River. One of which was deeded by Brian and Mike's Timber Harvesting LLC several years ago. The parcel includes a 100-foot strip providing access to the River. Maggi Winn inquired whether the Town acquired ownership of a parcel near School Pond. Jim believes that the parcel in reference is on the other side of the road. John commented that the Smith River parcels could make it feasible for the Town to create parking access for people who want to fish in the area. Jim agreed, noting that the Town should consider providing safe parking areas located away from the sharp corners and sections of the road with limited visibility. John stated the results of the 2023 Survey will be

added as an appendix to the Master Plan Update. He will coordinate with Frances Bliss and Katelyn Setterlund to meet one final time to review and finalize stylistic changes to the Plan. Jim Phelps made a motion to approve the Master Plan Update, Maggi Winn seconded. **Motion passed unanimously.**

At 7:22pm Maggi Winn made a motion to adjourn, Jim Phelps seconded. **Motion passed unanimously.**

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