

Danbury Planning Board

May 12th, 2026

Un-Adopted

The Danbury Planning Board met on Tuesday, May 12th, 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

Edward Esty

Frances Bliss, Selectmen ex-officio

Jim Phelps

Kristen McKenna

Katelyn Setterlund, clerk

Not Present: Gary Donoghue, Vice Chair, Maggi Winn, clerk/alternate

Guests: Jon Warzocha, Carl Rominger, Alan Huntoon, Anna Offen, Donna Sprague

John Taylor acknowledged Anna Offen's presence as a guest, as she has chosen to recuse herself from the board on matters regarding SF Mountain Co. and Ragged Mountain.

The meeting minutes were reviewed from 4/28/2026. Jim Phelps made a motion to approve the minutes, Kristen McKenna seconded. **Motion passed unanimously.**

The Board opened the public hearing on the subdivision application of Deckmans Road, **Tax Map 416 Lot 42**. Jon Warzocha, as authorized representative, was present for the hearing. Jim Phelps reviewed the subdivision application checklist with the Board. The Board determined that the checklist was largely complete, with continued discussion needed regarding responsibility for road maintenance and the condition of the roadway. Edward Esty inquired about who would be responsible for maintaining the portion of the road serving the proposed subdivided lots and areas beyond. John Taylor responded that this issue would be addressed as part of the ongoing

discussion. Jim Phelps expressed that the application could be considered complete, pending contingencies related to outstanding checklist items. Jon reiterated that they would seek the Board's determination that the subdivision application is complete, contingent upon state subdivision approval. John Taylor agreed that the application could be accepted with conditions. Jim Phelps made a motion to accept the application as substantially complete, subject to state subdivision approval and any additional issues arising during the review process, Kristen Mckenna second. **Motion passed unanimously.**

At 7:12pm John Taylor opened the public hearing on the subdivision application of Deckmans Road, **Tax Map 416 Lot 42**. John began with an overview of the Ragged Mountain Master Plan in conjunction with the proposed subdivision application. John reviewed the updated Master Plan (June 2023), noting provisions related to dwelling density, including the requirement that 100 acres be set aside, the overall acreage of the development, and that only eight dwellings currently exist. Noting that there is capacity for approximately 50 additional dwellings before additional land must be set aside. Discussion followed regarding whether certain parcels could be removed from the Master Plan and how water and sewer service would be handled. John asked whether water for the proposed lots would be provided through a community system. Jon responded that individual wells and septic systems were proposed in the subdivision application. John noted that the Master Plan specifies a community water system. Jon responded that he did not believe that was the original intent and stated that similar approaches have been approved in the past, indicating there may be flexibility. John referenced the updated Master Plan (June 2023), highlighting restrictions including: no commercial business use, underground utilities, prohibition on wood-burning fireplaces, and the requirement for community wastewater systems (no individual wastewater systems per Section 10.16). Jon stated that this language was intended for higher-density areas. Jon further explained that the Master Plan was originally negotiated in 2008 under different development assumptions. While the vision for the mountain has evolved, the document does not fully reflect changes in ownership and development plans. He stated that, in their view, if the proposal complies with state laws and local land use and zoning ordinances and subdivision regulations, there is no conflict. John noted that prior updates requested by previous ownership included maintaining larger-scale development potential (e.g., a 200-room hotel and 800 units), and that the same restrictions were carried forward. Jon added that he was

not involved in the updated Master Plan (June 2023), as it was completed under prior ownership. John acknowledged that further discussion between Ragged Mountain and the Town regarding the Master Plan is warranted. He suggested engaging Jason Reimers, Town Counsel, at Ragged's expense, to review the Master Plan, noting his familiarity and reasonableness. John also remarked that, while these two lots are relatively minor and can function independently, they may not align fully with the broader development plan. Carl Rominger agreed, noting that their vision includes additional parcels they've acquired as part of the cluster development, with some. John reiterated consulting Town Counsel regarding the appropriate process for consideration of waiving Master Plan provisions, as the development remains bound by those requirements unless formally amended. Jim Phelps commented that the proposed subdivision lot was a separate two-acre parcel. Frances Bliss inquired from previous conversation if this lot was required to be a part of the cluster development in order to subdivide. Carl clarified that earlier he misspoke and noted that the lots in question are outlined within the Cluster Development Plan. John responded that the parcels appear to have been included within the overall 1,500-acre area. Noting that the Board does have authority provided the total acreage requirement is maintained. He suggested that if the lots were larger, removing them from the cluster development could be a potential solution, but acknowledged the challenge of working within the stricter Master Plan provisions while preserving the benefits of the cluster approach. John reiterated the recommendation to consult with Town Counsel for legal guidance. Jim clarified that the question for legal counsel would be how removing the two lots or making an exception would affect the Development Agreement and whether such action is permissible under it. John agreed with this framing. Jon added that, in his view, the Board may have some flexibility, emphasizing that the key factor is overall density under the Master Plan, and that how the density is achieved may be less critical than maintaining the total allowed density.

John Taylor asked about the status of a comprehensive wastewater system. Jon Warzocha responded that there may be smaller or centralized systems developed over time but indicated that a single large system for the entire project is unlikely. He reiterated that the project is structured as a resort development and noted that the Master Plan may lack sufficient flexibility to accommodate evolving product types and housing configurations. Jim Phelps raised concerns regarding the condition of Deckmans Road, noting that while it was formerly maintained by the

Town, maintenance has not been consistently performed to and beyond the location of the proposed lots. He stated that the current condition is well below Town standards, recommending that the road be improved to meet minimum Town standards up to the gate, a turnaround be constructed to accommodate Town equipment, and an easement or right-of-way be provided for turnaround access, unless the road is extended in the future. Jim noted that designating the road as Class VI may not be appropriate given the circumstances, as the road continues beyond the proposed location. Jon asked what specific improvements would be required. Jim responded that the road currently lacks gravel and is essentially a dirt path, a defined turnaround area is needed at the gate and improvements would be required from the turnaround to the driveways serving the two proposed lots. Jon acknowledged that gravel and general road improvements would be necessary. John asked about Ragged Mountain's holdings across the road. Carl Rominger identified the area as "Forest Knolls East" and noted that there are no short-term development plans, although development is anticipated in the future. Jon clarified that the parcel referenced is an out-parcel not currently owned by Ragged Mountain. A brief clarification followed regarding orientation and naming conventions of the parcels, with Carl confirming the area discussed is Forest Knolls East. Jim asked whether the two lots were part of the original subdivision from the 1960s, referencing existing boundary markers. Jon stated he would research and provide confirmation.

John Taylor confirmed that he would consult Town Counsel regarding the legal questions discussed and would provide information regarding legal costs. Kristen McKenna noted that one of the proposed lots contains a significant amount of wetlands and asked whether there would be adequate space for an individual well and septic system. Jon Warzhoca responded that this would be verified as part of the state subdivision approval process. John asked whether shared septic systems had been considered, noting they are often favored in cluster developments. Jon responded that individual water and septic systems are proposed for these lots and, unlike Forest Knolls West, they will not be part of a shared system. Jon agreed to consult with legal counsel and return with additional information. Jim Phelps made a motion to continue the public hearing to June 9, Frances Bliss seconded. **Motion passed unanimously.**

Frances Bliss requested a copy of the Master Plan and updates. Frances inquired about the process for addressing maintenance of Deckmans Road, noting that it is not currently a Town maintained road beyond current residences. Jim Phelps explained that if the road is improved to meet Town standards, the developer may request that the Select Board accept it as a Town road. He clarified that this process does not require a Town Meeting vote. Instead, a plan would be developed and approved by the Planning Board and overseen by the Road Agent. Jim noted that, given the limited size of the subdivision and anticipated low traffic impact, certain allowances may be considered. He also referenced prior issues with illegal dumping along the road, stating that the property owners had previously arranged for cleanup by renting a dumpster and coordinating with the Highway Department. Following that effort, a permanent deeded right-of-way was established. John Taylor asked whether there were concerns from other property owners along Deckmans Road. Jim responded that there were no concerns beyond the immediate area, noting that the proposed lots are accessed via an already established side road. He added that beyond the current location, there is no maintained roadway. Alan Huntoon, Road Agent, noted that vehicles currently must turn around in private driveways in that area and referenced a Department of Transportation map indicating approximately 1,405 feet to the gate. Jim acknowledged that, regardless of past maintenance efforts—including installation of a culvert—the road still requires improvements to meet Town standards, whether those upgrades are completed as part of a Town acceptance process or as a condition of subdivision approval.

John read the following permits into record:

Going to have to amend and add...

John Taylor asked Kristen McKenna about her participation in the Lakes Region Planning Commission (LRPC). Kristen stated that she had received an email from Jessica Hatch regarding the invitation. John Taylor noted that appointment to the LRPC would need to be made by the Select Board. Frances Bliss referenced prior discussions about holding workshops to review and update the Land Use Ordinances (LUZOs). Frances noted that she had begun gathering and printing examples from nearby towns, including information related to campers and noncompliance matters, and asked when the Board would like to begin this effort. Jim Phelps suggested scheduling workshops after the summer, likely in September or October, noting that

public hearings would be required and the Board would resume meeting twice per month during that period. Frances added that she would continue to gather additional information in the meantime, as time allows. John noted that solar installations, particularly larger-scale systems, had not yet been addressed in the LUZOs and suggested that the Board may want to consider including provisions for them. Frances suggested revisiting the topic later in the season.

Edward Esty noted that the Board receives copies of building permits as approved by the Select Board but does not see detailed layouts showing the proposed placement of structures on the lots. Frances clarified that the Planning Board typically receives only the acceptance letter and reviews it to ensure that setback requirements are being met. Jim Phelps added that copies are provided primarily for informational purposes. Frances emphasized the importance of staying informed on permitting activity and noted that future review of the Land Use Ordinances (LUZOs) should include participation from the Select Board to ensure collaboration and alignment between boards.

At 7:44pm John Taylo made a motion to adjourn, Frances Bliss seconded. **Motion passed unanimously.**