

Planning Board of Sugar Hill
October 1, 2008

Members: Arthur Chase, Robbie Hayward, David Thurston, Jim Keefe, John Strasser

Guests: Erik Pospesil, Mike Norman, Mark Waitkus

Chairman Robbie Hayward called the meeting to order at 5:30pm on Wednesday, October 01, 2008 at 5:30pm. On a motion made by David Thurston, seconded by Jim Keefe the minutes of the September meeting were moved to be approved and accepted. PASSED UNANIMOUSLY.

It was noted that Arthur Chase excused himself due to a conflict of interest.

Arthur Chase
Major Subdivision
Tax Map # 210 Lot #10
Final Hearing

Arthur Chase presented the plans to the Board. He proposes to subdivide 52 acres into 3 lots. Lot #1 equals 16 acres, Lot #2 20 acres and Lot #3 16 acres. It was noted that the total acreage is listed at 52.2 acres but the lots only add up to 52 acres. Chairman Hayward reviewed the checklist and it was noted that a note needed to be added with the total road frontage for the 3 lots, a note that says no further subdivision as this will be listed on the deeds, and fix 3 things listed in a letter issued by Engineer Red McCarthy on the road and have it signed off on by him. It was noted that this hearing will be continued at the November meeting.

Rebecca Coffin Vickery
Major Subdivision
Tax Map # 212 Lot # 27
Conceptual Hearing

Mike Norman and Erik Pospesil presented the plans to the Board and explained that the Vickery's intention is to propose a 3 lot subdivision on the above listed tax map with a total acreage of 93.02 acres. It was noted that the road is about 400 feet and will cross one wetland. Chairman Hayward noted that the subdivision regulations have changed and they would need to change the layout of the hammerhead to accommodate the new regulations. It was noted that lots 1 and 2 would have no further subdivision but it would be left open for lot 3. A discussion about lot 3 being subject to the comprehensive shoreland protection act ensued. Mr. Pospesil pointed out that the map was drawn on a scale of 1 inch equals 160 feet and not 1 inch equals to 100 feet which is noted as a requirement in the regulations. All members present were unanimous in the change in scale. Mr. Pospesil also pointed out that the benchmark was noted under the notes and not actually shown on the plans. It was noted that they would like to proceed with a preliminary hearing in November.

Old Business/New Business

The Board discussed 3 lots located on Sunset Hill Road that have a common driveway shown on the map. An abutter to one of the lots would like to purchase lot 3 but would like to demolish the common driveway. The Board discussed and would be open to speaking to the person interested in purchasing the lot along with the person selling the lot to discuss issue.

With no more business, on a motion made by Jim Keefe, seconded by Arthur Chase, it was moved to adjourn.

Submitted by:
Amy Venezia