

**Sugar Hill Planning Board**  
**April 6, 2011**

**Members:** John Strasser, Arthur Chase, Rob Hayward, Chris Thayer, David Thurston, Sidney Regen

**Guests:** Gardner Kellogg, George Hemsley

Chairman Chris Thayer called the meeting to order at 5:30PM on Wednesday, April 06, 2011. On a motion made by Rob Hayward, seconded by Arthur Chase the minutes of the March meeting were moved and accepted. PASSED

**George Hemsley**  
**Tax Map # 219 lots 31.1, 31.2 & 31.3**  
**Lot Line Adjustment**  
**Final Hearing**

It was noted that Rob Hayward excused himself, as he is an abutter to this property.

Gardner Kellogg presented the plans to the Board. He explained that Mr. Hemsley has proposed after the last meeting to merge lots 1 and 2 into 1 lot making this a Voluntary Merger and a Lot Line Adjustment. John discussed setback from the road for a house and expressed concerns of view sheds. John expressed that another concern is the amount of water runoff the first driveway would take. John asked if Mr. Hemsley would be willing to leave the common driveway. Mr. Hemsley asked if the Board would consider approving the driveway running along the boundary line and then splitting to access each lot. Discussion ensued. Chairman Thayer expressed that as a board we try to minimize the cuts coming off of the road and preference therefore, the board was open to the common driveway on the boundary line with a t for access to each lot. Rob Hayward stated after reviewing the plans with the setbacks from the center line the closest that someone could build would place the house 10 feet down the slope of the land which would help in preserving the view.  
Continued until the May hearing.

It was noted that Rob Hayward rejoined the Board.

**George Hemsley**  
**Tax Map # 219 Lots 31.1 & 31.2**  
**Voluntary Merger**

Chairman Thayer reviewed and signed off on this merger.

**Eric Jostrom & James Lombard  
Tax Map # 219 Lots 22 & 219 Lot 27.123  
Voluntary Merger**

Chairman Thayer reviewed and signed off on this merger.

**Alex Aaron –Moose Realty of Franconia  
Tax Map #202 Lot 11.3  
Minor Subdivision  
Conceptual Hearing**

Ms. Aaron presented a plan that shows a creation of a new lot of 3.1 acres. She explained that the lot would share a common driveway with her existing lot. The Board reviewed and did not see a problem with the conceptual as long all subdivision regulations are met. Ms. Aaron will contact the state for approvals that are needed and let the Secretary know when she is ready to come back to the Board to proceed with a preliminary hearing.

**Old Business/New Business**

Board members were encouraged to review the driveway regulations proposed by Chief Clark, as we will be reviewing this with Chief Clark at the May meeting.

With no further business, on a motion made by Arthur Chase, seconded by Sidney Regen the meeting was moved to be adjourned.

Submitted by:  
Amy Venezia  
Secretary to the Planning Board