

**Planning Board of Sugar Hill
October 6, 2010**

Members: John Strasser, Arthur Chase, Jim Keefe, David Thurston, Amy Venezia, Chris Thayer, Sidney Regen, Rob Hayward

Guests: Joan Hannah, Harry Burgess, Woody Miller

Vice Chairman David Thurston called the meeting to order at 5:30PM on Wednesday, October 06, 2010. It was noted that Chris Thayer was not listed as being present on the September meeting minutes. On a motion made by Arthur Chase, seconded by Jim Keefe the minutes of the September meeting were approved and accepted with the above noted addition. PASSED UNANIMOUSLY

On a motion made by Rob Hayward, seconded by Jim Keefe the minutes of the August meeting were approved and accepted. PASSED UNANIMOUSLY

**Turtle Ridge Farm, LLC
Minor Subdivision
Tax Map # 207 Lot # 10
Preliminary Hearing Continued**

Surveyor Harry Burgess presented the plans to the Board and explained that Mr. Miller would like to convert an existing barn building into a residence. He noted that a State approved septic plan for a 2-bedroom home was received. A letter was received by the Board from the Society of the Protection of the NH Forests as requested at the September meeting. A letter was also received by the Board from Bode Miller authorizing Woody Miller to represent him at these hearings for this subdivision. Abutter Joan Hannah expressed her concerns about the possibility of someone else owning the lot in the future and feels that the farm should be protected against this through an easement. A lengthy discussion ensued and Mr. Burgess explained you couldn't have an easement over your own land to benefit yourself in which the Board agreed. The existing deed still stands, as the property is not changing owners. Joan Hannah also expressed concerns about the water being used for this subdivision as only the Ski Hearth Farm Trust Tax Map 207 Lot 10 as noted in the water easement. The Board discussed this further and concluded that the water is not a Planning Board issue. The checklist was reviewed. The following was noted as needing to be added to the plans for the final hearing:

- Total acreage of the property

A final hearing for this subdivision will be held at the November meeting.

At this time Chris Thayer, Rob Hayward and Sidney Regen joined the meeting.

**Suzanne Morley, Trustee of the Suzanne Morley Revocable Trust
Voluntary Merger
Tax Map # 221 Lots 13, 12 & 11**

Voluntary Merger was reviewed and signed off by Chairman Chris Thayer.

Old Business/New Business

Selectmen meetings were reviewed for September. North Country Annual meeting October 28th if anyone is interested in attending. Taking Action for Wildlife conference on October 26th 7-8:30 at the Littleton Senior Center for any interested member. Annual Fall Planning & Zoning conference at the Mountain View Grand on November 13th if anyone is interested they can register online.

There was some discussion regarding the driveway regulations proposed by Chief Allan Clark at the last meeting. The Board discussed driveway lengths and pros and cons of restricting homeowners to 1000 feet driveways. John suggested that we ask Chief Clark to come in and meet with the Board about this sometime in the next couple of months. It was decided to hold a special meeting on Thursday, December 2nd with Chief Clark at 5:30pm.

On a motion made by Jim Keefe, seconded by David Thurston the meeting was moved to be adjourned.

Submitted by:

Amy Venezia
Secretary to the Planning Board