

**Sugar Hill Planning Board  
January 6, 2010**

**Members:** David Thurston, Jim Keefe, Arthur Chase, John Strasser, Rob Hayward, Chris Thayer

**Guests:** Holly Hayward, Beverly Frenkiewich, Barbara Serafini

Chairman Rob Hayward called the meeting to order on Wednesday, January 6, 2010 at 5:30PM. On a motion made by Chris Thayer, seconded by Jim Keefe the minutes of the December meeting were moved to be approved and accepted. PASSED UNANIMOUSLY.

**It was noted that Chairman Rob Hayward excused himself due to a conflict of interest. Chris Thayer stepped up to run the meeting.**

**Holly Hayward  
Lot Line Adjustment  
Tax Map # 219 Lot # 27.113  
Final Hearing  
Case # 02-10**

Holly presented the plans to the Board. It was noted that a letter had been received by Ken and Cathy Batorski in favor of this lot line adjustment. Chris Thayer reviewed the checklist and it was noted that a benchmark is missing on the plans. On a motion made by David Thurston, seconded by Arthur Chase it was moved to approve the lot line adjustment on the condition that the benchmark is shown on the Mylar. PASSED UNANIMOUSLY.

**Barbara Serafini  
Minor Subdivision  
Tax Map # 219 Lot #57  
Preliminary Hearing  
Case # 01-10**

Barbara Serafini presented the plans to the Board. It was noted that lot #2 on the plans and map # 219 Lot # 27.111 are to be merged and put into Paul Hayward's name. It was noted that she would need to go before the ZBA before for a special exception before moving forward with the Planning Board. John Strasser noted that legal counsel has advised that the ZBA needs to approve this subdivision under a special exception due to Section 402 of the Zoning Ordinance of Sugar Hill – Lots in Two Zoning Districts – describing that there shall be only 1 principal building on a lot used for residential purposes. Chairman Mike Hern of the Zoning Board will be notified and he will set up a hearing date for this special exception.

**It was noted that Rob Hayward rejoined the Board.**

### **Old Business/New Business**

Board members received a copy of the Site Plan Review Regulations with suggested changes/additions by the Town Attorney for review added in red for review.

John commented that we were slightly over budget last year. Chairman Rob Hayward requested that the income the Planning Board has brought in this past year be added to the Planning Board report for the Town Report for last year.

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

Submitted by:  
Amy Venezia