Zoning Board of Sugar Hill December 23, 2014

Members: Don Boissonneault, Mike Hern, John Colony, Amy Venezia

Guests: John Strasser, Jim Keefe, Dave Thurston, Rob Hayward, Starcy Branch, Phil Branch, Margo Connors, Greg Connors, Ashley Dowse, Will Rasmussen

Chairman Mike Hern called the meeting to order at 5:30 PM on Tuesday, December 23, 2014. Chairman Hern noted to Amy Venezia would be sitting in as a voting member for the hearing tonight.

Case 14-02 Special Exception Phil & Starcy Branch

Phil Branch presented the Board with a statement of intent. Chairman Hern explained to the Branches that there was not a full board for the hearing tonight and it was there decision on whether they wanted to proceed with the hearing or postpone it until there could be a full board present. The Branches noted that they would like to proceed with the hearing tonight.

Phil explained to the Board and audience that it was their intention to rehab Ledgeland and turn it into short-term vacation rentals of 1-3 weeks. Their plan is to renovate the 1st 2 cabins first and have them available for rental in February and then work on the chalet. It was noted that they will continue to clean up the outside of the property as they continue to work on fixing up the cabins. Two abutters in the audience spoke in favor of the special exception. There was a discussion about the water rights. It was noted that there is a drilled well on the property and that at this time they are not using the springs for water for the cabins but it is plumbed to use the spring off of the abutter's property.

It was noted that they are not renovating the restaurant and have no intention of opening a restaurant. Chairman Hern questioned if there was adequate parking off of Ledgeland Lane for the cabins. Phil stated that there was more than adequate parking for all of the buildings.

Greg Connors asked about the septic system. Phil stated that he has been pumping water through the system and has noticed no problems.

With no more questions from the audience or board members, Chairman Hern closed the public hearing part of the hearing.

The Board discussed the special exception and voted on the following questions:

Is the use prohibited No
Is the use allowed by special exception Yes
Are the conditions met Yes

Chairman Hern explained that in order to grant a special exception it shall not adversely affect:

•	The character of the area in which the proposed use will be placed	No
•	The Highway and sidewalks or use thereof located in the area	No
•	Town services and facilities	No

Chairman Hern made a motion to accept the Special Exception. PASSED UNANIMOUSLY.

Chairman Hern explained to the Branches that a notice of decision would go out o them and that there is a 30-day window in which an abutter could contest the decision. After the 30 days has expired the decision is set and they can move forward.

With no more business, on a motion made by John Colony, seconded by Don Boissonneault the meeting was moved to be adjourned. PASSED UNANIMOUSLY

Submitted by:

Amy Venezia Secretary to the Zoning Board