

Zoning Board of Sugar Hill

March 5, 2019

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

Guests: Luther Kinney, Joe Cushing, Erin Godbout, Peter Feick, David Birdwell

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, March 5, 2019. He noted that Amy Venezia would be sitting in as a voting member for tonight's hearing.

Don Boissonneault nominated Mike Hern for Chairman for 2019, seconded by Jim Keefe. PASSED UNANIMOUSLY

Don Boissonneault nominated Jim Keefe for Vice Chairman for 2019, seconded by John Colony. PASSED UNANIMOUSLY

On a motion made by Mike Hern, seconded by Don Boissonneault the minutes of the last hearing from May 2018 were approved. PASSED UNANIMOUSLY

Case 19-01

Special Exception

Tax Map # 207 Lot 10

David Birdwell was here on behalf of the Michael Denicola of the Sat Nam Foundation. He stated that the foundation is interested in obtaining special exception on the property for a tourist home in the main house. He stated that there are currently 7 bedrooms in the home and they would be utilizing 6 of them as bedrooms and the 7th one as a potential office space. The rooms would be for workers on the farm to stay in during their time.

Currently there is the Gale River Preschool in the front part of the building. They have a lease until the end of the school year in 2020 and then it will be looked at again. This year they anticipate the farm to feed the people staying and working on the farm and do not anticipate a farm stand. Mr. Birdwell stated that Meadowstone Farm is leasing 2 acres of the land for their use. There was discussion about the ski business being maintained and they anticipate that they will continue with that. Davis Mangold is running that business through the 2019 ski season. They are looking at holding a yoga & music festival at the beginning of August but have not worked out all of the details on that at this time.

With no further questions from the Board or audience members, Chairman Hern closed the public portion of the hearing so the Board could discuss.

The Board discussed and reviewed the parking. It was noted that there is adequate parking for guests with 7 parking spaces being shown on the map and plenty of room for extra parking spaces.

The Board reviewed the following criteria:

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

The Special Exception shall not adversely affect:

- The character of the area in which the proposed use will be placed
- The highway and sidewalks or use thereof located in the area
- Town services and facilities

A motion was made by Chairman Mike Hern to grant a special exception for a tourist home. PASSED UNANIMOUSLY

With no further business, the meeting was adjourned.

Submitted by:

Amy Venezia

Secretary to the Zoning Board