

Planning Board of Sugar Hill
August 6, 2014

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

Guest: Tom Smith

Chairman Rob Hayward called the meeting to order at 5:30 PM on Wednesday, August 6, 2014. On a motion made by Jim Keefe, seconded by Arthur Chase the minutes of the July meeting were moved to be approved and accepted with the spelling mistake in the fourth sentence in the first paragraph corrected. PASSED UNANIMOUSLY. On a motion made by David Thurston, seconded by Jim Keefe the minutes of the June meeting were moved to be approved and accepted. PASSED UNANIMOUSLY.

Ski Hearth Farm
Conceptual Hearing
Site Plan Review

Tom Smith, Surveyor and representing Ski Heath Farm presented the plans to the Board. He explained that they had gone before the Zoning Board in July and received approval on a trail system and a commercial kitchen. He explained that he had spoken to Road Agent Doug Glover about the placement of the driveway for the farm stand and he had approved the location but the driveway was shifted to the right about 50 feet. He will contact Mr. Glover to get approval of the location of the current driveway. The Board spent time discussing the driveways for the farm and farm stand and concerns about keeping them separate. Mr. Smith explained that Mr. Mangold, owner of the farm, would like to seek approval for a boarding house and a pole barn also and explained that this is not something in the immediate future but is something they would like to do in the future. The Board referred to the Zoning Ordinance and pointed out the 16,000 sq. foot maximum for all buildings. The Board requested that all the buildings be measured for their square footage and total it on the plans. Chairman Hayward explained that the Board could not approve anymore buildings if the current buildings on the property exceed the 16,000 square foot maximum. Mr. Smith questioned whether the greenhouses count as buildings in the square footage. Chairman Hayward explained that the greenhouses would not count as they are considered a non-permanent structure.

After a lengthy discussion it was decided that in order to proceed with a Site Plan Review the board would need:

- To see permit for septic systems
- Driveway permit for farmstand
- No more buildings would be allowed – would need to get a variance from ZBA
- Show existing parking for the preschool on the property
- Proposed restrooms would need to be moved inside the existing building

It was suggested that they contact Mike Hern, Chairman of the Zoning Board to discuss the buildings on the property and if they should proceed with a variance for extra buildings before continuing on with the Site Plan Review.

With no further business, on a motion made by Jim Keefe, seconded by Arthur Chase the meeting was moved to be adjourned. PASSED UNIANMOUSLY

Submitted by:

Amy Venezia
Secretary to the Planning Board