

**Planning Board of Sugar Hill  
February 4, 2015**

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

**Guests:** Tim Taylor, Allan Clark, Jeff Gilbert, Kathy & Dennis Cote, Thad Presby

Chairman Rob Hayward called the meeting to order at 5:30PM.

**Polly's Pancake Parlor  
Site Plan Review**

The final lighting plan for Polly's was presented and reviewed by the Board. Fire Chief Allan Clark stated that he happy with the lighting plan. Board member David Thurston questioned when the lights would be in use. Dennis Cote stated that he anticipates that the lights will be on in the early morning because of deliveries starting at 5AM. The lights would go off by daylight. He went on to state that for right now they are not open in the evening so no lighting would be needed but if that were to change they would probably not be needed past 9PM because they are not anticipating being open past 7PM.

On a motion made by Jim Keefe, seconded by David Thurston the Site Plan Review was passed subject to the conditions previously set forth below:

1. Main entry driveway to be paved.
2. Main entry driveway to be marked no parking on both sides
3. Should structure be utilized, as a "Bar with Entertainment" pursuant to the State Fire Code the structure will be required to have fire sprinklers pursuant to NFPA 13.

**The motion passed unanimously by all members.**

**Tim Taylor  
Driveway Placement Sunset Hill Road**

Tim Taylor and Jeff Gilbert met with the board to discuss the possibility of putting 2 driveway cuts on their properties on Sunset Hill Road. The subdivision previously approved by the Board on this property was approved with a common driveway and 3 lots. The subdivision has been modified into 2 lots now and they would like to have a driveway for each lot. They met with Road Agent Doug Glover about this and he sees no problem with 2 driveway cuts. Chairman Hayward explained that because they are not making any changes to the current lots the planning board does not need to approve this request. They can apply for a driveway permit with the Town.

## **Old Business/New Business**

The Board discussed the January minutes and wants to amend them to include a copy of the proposed changes to the Zoning Ordinance. On a motion made by Jim Keefe, seconded by David Thurston the minutes of the January meeting were approved and accepted with the proposed zoning ordinance changes attached. PASSED UNANIMOUSLY

Chief Allan Clark noted that the property on the corner of Rte. 117 and Lovers Lane sold and it is the intention of the new owner to have a Bed & Breakfast. He is currently renovating it and Chief Clark has met with him about regulations to meet code. Chief Clark noted that the new owner is planning on having 4 bedrooms total with 2 being in the main house and 2 being in the back building. The main house will require a residential sprinkler system. The back building does not require a residential sprinkler system because there are outside exits in each of the rooms. Eventually the owner will need a site plan review by the Planning Board.

Chairman Hayward noted that Jim Keefe, David Thurston and himself are terms for the planning board are up this year. All three of them expressed interest in continuing to serve on the Planning Board. The Board requested that Amy contact Rebecca Brown and ask her to switch her status as a full board member with Chris Thayer who is a current alternate member due to the lack of presence that Ms. Brown has had at the meetings due to other obligations.

With no more business, on a motion made by Jim Keefe, seconded by Arthur Chase the meeting was adjourned.

Submitted by:

Amy Venezia  
Secretary to the Planning Board