

## **Sugar Hill Planning Board**

**December 4, 2019**

**Members:** John Strasser, Amy Venezia, Arthur Chase, Rob Hayward, David Thurston, Skip Redfield, Jim Keefe

**Guests:** Beth Horan, Cliff Hughes, Andy Smith, Ken King, Reggie Tarr, Larry Lee, Gardner Kellogg, Peter Fetek, Erin Godbout, Grant Ruggles, Minnie Cushing, Jaime Platts, Hugh Hawkins

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, December 4, 2019 at the Carolina Crapo Memorial Building. On a motion made by David Thurston, seconded by Jim Keefe the minutes of the November meeting were moved to be approved and accepted as written. PASSED UNANIMOUSLY

### **Ski Hearth Farm / Cliff Hughes**

#### **Final Hearing**

#### **Lot Line Adjustment**

#### **Tax Map # 207 lots 9 & 10**

Gardner Kellogg, surveyor and Andy Smith, Broker representing Ski Hearth Farm presented the plans to the Board for this Lot Line Adjustment. They stated the Cliff Hughes a potential purchaser of the property would build a house on the upper lot and doing this lot line adjustment would give him the road frontage needed and put all the buildings in the same lot. Abutters present were able to review the plans and had no objections to this proposal. The Board reviewed the checklist and all requirements were met. The Board had received a lengthy letter from the Forest Society giving their approval however the Board felt the letter was a bit confusing in the wording and asked Mr. Smith if he could contact the Forest Society and have them write a letter addressed to the Planning Board stating that they did not have an issue with this proposal. The Board felt because of the wording of the original letter and that it had been addressed to Mr. Smith at Peabody and Smith Realty that it might be confusing for someone else to pick this letter up in the future and understand the intention of it.

The Board reviewed the plans and agreed to the following:

On a motion made by David Thurston, seconded by Jim Keefe the Lot Line Adjustment was approved contingent on a new letter being received from the Forest Society addressed to the Planning Board simply stating that they agree with this. PASSED UNANIMOUSLY

Chairman Rob Hayward agreed that once the letter was received and all Planning Board members were happy with the revision, he would sign the plan and it could be registered.

## **Margo and Greg Connors**

### **Voluntary Merger**

Chairman Hayward reviewed the voluntary merger application received from the Connors on their property on Sunset Hill Road and signed the application. It will be filed with Grafton County.

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

John presented revisions on the Noise and Nuisance Ordinances for the Board to review. The Board saw no problems with the revisions.

A Solar Ordinance was also reviewed. With some general discussion the board saw no issues with it.

A public hearing will be held in January on all the proposed ordinances so they can be put before voters at town meeting in March.

Submitted by:

Amy Venezia

Secretary to the Planning Board of Sugar Hill