

Sugar Hill Planning Board

July 3, 2019

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

Guests: Bodan Peters, Stephen Dawson, Irene Dawson, Sarah Desrochers, Lindsay Desrochers, Barbara Towne, Thad Presby, Alex Vailas

Vice Chairman David Thurston called the meeting to order at 5:30PM on Wednesday, July 3, 2019.

TTW, LLC

Final Hearing

Major Subdivision – Tax Map # 203 Lot # 30

Thad Presby presented the plans to the Board for review. They had a preliminary hearing in March of 2017 in which the checklist was reviewed. At that time, they needed to build a road to town specs. The Board noted that there were no changes to the plans so there was no need to do another checklist. The Board had received a letter from Red McCarthy on the road with confirmation that it had been built to town specs. There were a few minor things due to winter that needed to be repaired and Thad assured the Board that they would be taken care of. David Thurston asked if the entrance/exit for the road onto Streeter Pond Road could be cleaned up by cutting back the brush to help with the line of site. Thad stated he would look into that and clean up what they could.

Alex Vailas spoke to the Board about the possibility of the town taking over the road and waive the requirement for pavement due to the proximity to the pond. Rob Hayward explained that taking over the roads is a process with the Select board and Road Agent and is not something that the Planning Board has any control over. He suggested that Mr. Vailas contact Jennifer in the Select boards office to discuss what steps would need to be taken. Irene Dawson asked for clarification of the approval process. Rob explained that they had a preliminary hearing in March of 2017 and then due to having to build a road and weather this delayed them until now in getting back before the Board for a final hearing. Barbara Towne had a question on the boundary lines for her property and an abutting new lot that is being proposed. The Board reviewed and explained that the abutters to the subdivision lot lines were not drawn on the map and assured her that her property does line up with the lot in question. Bodan Peters asked if there was a tax base difference for property on a paved vs. unpaved road. Rob answered that he thought that there was.

The Board discussed the proposed subdivision and noted that all requirements had been met. Thad was asked to present 1 additional mylar to be registered and to pay the fees prior to it being registered at Grafton County Register of Deeds. On a motion made by David Thurston, seconded by Skip Redfield the major subdivision was moved to be approved. **PASSED UNANIMOUSLY**

Old Business/New Business

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

Submitted by:

Amy Venezia

Secretary to the Planning Board