

Sugar Hill Planning Board

March 1, 2017

Members: John Strasser, Arthur Chase, Rob Hayward, Dave Thurston, Jim Keefe, Sidney Regan, Amy Venezia

Guests: Alex Vailas, Nancy Vailas, Thad Presby, Tim Williams

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, March 1, 2017. On a motion made by Dave Thurston, seconded by Jim Keefe the minutes of the February meeting were approved. PASSED UNANIMOUSLY

TTW, LLC

Major Subdivision

Preliminary Hearing Continued

Tax Map 203.30

Thad Presby presented the plans to the Board. He noted that he met with Red McCarthy and Allan Clark about the subdivision and road. The plans were reviewed to the changes noted at the January meeting. It was noted that:

- The legend was updated
- Setbacks were noted from the pond at 150 and 250 feet
- 2 dashes are needed to note 250 feet setback making it different from the 150 foot setback
- ROW referenced in the note
- Need to show where the 3 and 5 acres zones are on the map
- Need DES approval
- All structures need to be shown
- Added an extra 8 feet to the existing road making it 58 feet wide

Dave suggested that he would like to see that no further subdivision on these lots. Tim Williams from the Conservation Commission presented a letter put together by the commission after their review of the plans; see attached.

Chairman Hayward stated that he had spoken to Fire Chief Allan Clark prior to tonight's meeting and he is looking to the appropriate area for a dry hydrant instead of a fire pond for the subdivision. He also spoke to Road Agent Doug Glover and he would like to see some cutting along the embankment on Streeter Pond Road for a better line of site.

The road plans were reviewed. He stated that he met with Red McCarthy twice and these plans were reviewed. Thad noted that they changed the angle of the road at the beginning and reduced the slope from 10% to 2% for 50 feet. He stated that Red also wants a 24" culvert also placed.

Board members reviewed the subdivision plan and the road plans. They noted that the corrections noted in the minutes need to be made. The Board would accept the subdivision if all the corrections noted are made and approval is received from DES and Red and Chief Clark are satisfied.

With no further business, on a motion made by Sidney Regen, seconded by John Strasser the meeting was adjourned.

Submitted by:

Amy Venezia

Secretary to the Planning Board

Planning board: We hope that you will record these concerns in your minutes of this meeting. We can provide a transcript if this would be helpful.

We welcome responsible development of our largest body of water in Sugar Hill. We hope developers will work with SHCC in planning to avoid post-construction actions which are expensive and unnecessary for all parties.

Things have changed on Streeter pond in the past decade.

Streeter pond is the highest ranked wildlife habitat in the state. Sugar Hill Master Plan specifically identified Streeter Pond as an area of concern. How will you protect this area?

Wildlife and natural habitat is now a major draw of tourism in Sugar Hill Streeter Pond and Coffin Pond have seen a large increase in non-motorized boating. How will you provide access to the pond for new homeowners without disturbing sensitive wildlife and plants?

Loon nesting in 2016 was successful for the first time in memory on the east side of the pond near the proposed subdivision. How will the developer prevent runoff from the stream near the nesting area and disturbance during nesting season?

Viewshed of Streeter Pond is vital to property values in the area. How will you minimize view shed impact?

SHCC is concerned over past disregard for environmental protections of development at Streeter Pond. Two houses on the west side of the pond and one on east side of pond did not follow shoreline protection rules. One partially constructed home was torn down and relocated.

Some development in the Hidden Acres lots has been exemplary: Wide shoreline buffer zone, careful siting of buildings to preserve viewshed while allowing views from houses, protection of runoff from steep slopes to pond. We urge that these practices be followed for new development

We urge the Planning Board to specifically include existing environmental restrictions in any approval of this proposed subdivision and to consider some additional restrictions on the proposed subdivision. We request that these concerns be recorded in the permitting process.

We note that at the present time DES does not have resources necessary to enforce all shoreline and wetlands regulations and if the Town wishes to protect its most important quiet water it should consider taking an active role in oversight.