

Sugar Hill Planning Board

September 5, 2018

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

Guests: Bob Benson, Tom Smith

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, September 5, 2018. On a motion made by Arthur Chase, seconded by Jim Keefe the minutes of the August meeting were approved and accepted. PASSED UNANIMOUSLY

Bob Benson

Tax Map # 208 Lot #5

Minor Subdivision

Final Hearing

Bob Benson presented the plans to the Board. It was noted that the checklist was reviewed at the August meeting and all requirements were met. With no discussion, on a motion made by Dave Thurston, seconded by Arthur Chase the minor subdivision was approved as presented. PASSED UNANIMOUSLY.

Tom Smith on behalf of Mark Russell

Tax Map # 223 Lot #11

Tom Smith, surveyor representing Mark Russell came before the Board to discuss a restriction that was noted on this lot and lot #7B in Lisbon going back a few owners. The restriction was put in place on the plans but not noted in the deed when the property was subdivided by previous owners. The restriction stated that 2 of the lots could not be sold separately. The restriction was not put on the deed and was lost when the lots were changed and new plans were registered. Mr. Smith presented the Board with a copy of a supreme court ruling on a similar issue that ruled the restriction could not be enforced. The Board reviewed and had a lengthy discussion. Mr. Smith stated that Mr. Russell would like both the Lisbon and Sugar Hill planning boards to sign a new plan to be registered that has the following note on the plan:

“Purpose of this plan is to acknowledge the restriction shown on plan reference 2 as becoming void upon the sale of lots 11&7B. This restriction stated that the lots shown on this plan were to be conveyed to the same grantee. The restriction became null & void upon their granting the lots. This restriction is not referenced in subsequent deeds.”

The Board stated that they were ok with signing the new plan with the above noted statement but opted to wait until after the Lisbon Planning Board had reviewed. Rob Hayward will attend the Lisbon Planning Board meeting this month.

Old Business/New Business

With no further business, on a motion made by Dave Thurston, seconded by Arthur Chase the meeting was moved to be adjourned.

Submitted by:

Amy Venezia

Secretary to the Planning Board