

## **Sugar Hill Planning Board**

**October 5, 2016**

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

**Guests:** Barbara Towne, Alex Falas, Thad Presby, Tom Smith

Chairman Rob Hayward called the meeting to order at 5:30 PM on Wednesday, October 5, 2016. On a motion made by Dave Thurston, seconded by Jim Keefe the minutes of the September meeting were moved. PASSED UNANIMOUSLY. It was noted that Sally Field will no longer be a member of the Planning Board and that John Strasser was back on the Board as the Select board liaison.

**James Scanlon**

**Minor Subdivision**

**Final Hearing**

**Tax Map #203.30**

Tom Smith, surveyor presented the final plans to the Board. Mr. Scanlon would like to have a minor subdivision of 1 lot equal to 12.5 acres subdivided from 91 acres on Tax Map #203.30. The Board reviewed the plans and had no questions for Mr. Smith. The checklist was reviewed and all requirements were met. There were 2 abutters present who reviewed the plans and had no concerns. On a motion made by Jim Keefe, seconded by Dave Thurston the subdivision was moved to be approved and accepted. PASSED UNANIMOUSLY

**Thad Presby**

**Major Subdivision**

**Conceptual Hearing**

**Tax Map #230.30**

Thad Presby presented a conceptual plan to the Board for a major subdivision creating 8 lots on the remaining land for Tax Map #230.30. He stated that he and his brother are considering purchasing the remaining land from Mr. Scanlon. The Board informed Mr. Presby that a master plan would need to be submitted and reviewed prior to any development or approval. The Board discussed the road entrance and stated that it would need to be addressed. Mr. Presby commented that the grade of the road would be looked at and he thought it could be brought down to lessen the steepness. Comments were made about the hammerhead that was shown on the plans and it was thought that it would need to be lengthened. The Board suggested that Mr. Presby contact the Road Agent and Fire chief about driveway placements. Placement of a fire pond was discussed and the possibility of placing one near the end of the road was reviewed. It was asked if the deeds for the lots would include a statement for no further

subdivision. Mr. Presby stated that they would. Mr. Presby will notify the secretary and submit and application when they are ready to proceed forward.

**Old Business/New Business**

With no further business to discuss, on a motion made by Dave Thurston, seconded by Jim Keefe the meeting was moved to be adjourned. PASSED UNANIMOUSLY

Submitted by:

Amy Venezia

Secretary to the Planning Board