

## **Sugar Hill Planning Board**

**July 7, 2021**

**Members:** Jim Keefe, David Thurston, Margo Connors, Rob Hayward, Arthur Chase, Steve Monsien

**Guests:** Jay Riff, Jeff Sabados, Gardner Kellogg, Phillip Lang, Patrick Morley, Mike Valentine

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, July 7, 2021. On a motion made by David Thurston, seconded by Jim Keefe the minutes of the June 2021 meeting were approved. **PASSED UNANIMOUSLY.**

The Board and attendees introduced themselves.

**Jeffrey Sabados**

**Final Hearing**

**Lot Line Adjustment Tax Map #221-7 and #228-1**

Gardner Kellogg presented the plans to the Board and reviewed the proposal. Mr. Phillip Lang, abutter spoke to the Board about his concerns with this project and the long term intentions of Mr. Sabados. Mr. Lang presented documents to the Board showing multiple houses being put up on the property. The Board gave time to hear from Mr. Lang and Mr. Sabados. Chairman Hayward explained to Mr. Lang that what was before the Board tonight was a Lot Line Adjustment and if any further development was to happen on this property it would need to go before the Selectboard, ZBA or Planning Board depending upon the development. A lengthy discussion ensued, and Chairman Hayward and the Board reviewed the checklist. It was noted that the plan met all the requirements of the checklist.

A motion was made by David Thurston, seconded by Arthur Chase to approve the lot line adjustment.

**4 Ayes, 2 Nays – PASSED**

**Lizanne Cunningham**

**Final Hearing**

**Lot Line Adjustment Tax Map 219-39 and 221-10**

Gardner Kellogg presented the plans to the Board and reviewed the proposal. The checklist was reviewed and it was noted that all requirements were met.

A motion was made by Jim Keefe, seconded by David Thurston to approve the lot line adjustment.

**PASSED UNANIMOUSLY**

**Old Business/New Business**

On a motion made by Jim Keefe, seconded by David Thurston the minutes of the December 2020 meeting were approved. PASSED UNANIMOUSLY

Margo noted that the Selectboard has requested that the Planning Board look at the Capital Improvement Plan for the departments. The Selectboard would also like the Planning Board to look at adding something on events in residential areas to the Zoning Ordinance. Currently there is nothing in the Zoning that addresses events that are advertised, such as wedding venues.

With no more business, on a motion made by Arthur Chase, seconded by David Thurston the meeting was adjourned.

Submitted by:

Amy Venezia

Secretary to the Planning Board