Sugar Hill Planning Board

October 6, 2021

Members: Jim Keefe, Rob Hayward, Margo Connors, Mike Valentine, Arthur Chase, Steve Monsein, Amy Venezia

Guests: Eric Pospesil

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, October 6, 2021. On a motion made by Jim Keefe, seconded by Arthur Chase the minutes of the September meeting were accepted. PASSED UNANIMOUSLY.

Margo Connors

Conceptual Hearing

Lot Line Adjustment

Margo presented a conceptual plan to the Board to do a Lot Line Adjustment on the property on Sunset Hill Road to allow for a gravity fed septic system to be added to the Sampler Barn building. 1.03 acres will be adjusted and added to the lot making it 4.9 acres. She would like to proceed with a final hearing in November.

Constantine Brocoum

Final Hearing

Tax Map # 222.4

Minor Subdivision

Arthur Chase recused himself from the Board because he is an abutter.

Eric Pospesil, surveyor presented the plans to the Board for review. The Board reviewed the plans and ran through the checklist. It was noted that the septic and well areas needed to be added to the plan, and wetlands should be clearly marked.

Jim Keefe made a motion to accept the plan contingent on the changes noted be made and a quick claim deed being presented, seconded by Margo Connors. PASSED UNANIMOUSLY.

Arthur Chase returned to the Board as a full board member.

Old Business/New Business

Margo presented a definition on event venue to be added to the Zoning Ordinance. Board members will review and this will be discussed at our next board meeting. The Board reviewed page 57 of the Solar Ordinance. The spacing needs to be adjusted for the maximum building footprint and maximum lot coverage. Amy will see if she can get the spacing corrected to be reviewed at our next meeting.

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

Submitted by:

Amy Venezia

Secretary to the Planning Board