

**Zoning Board of Sugar Hill**  
**March 16, 2010**

**Members present:** Mike Hern, Don Boissonneault, John Colony, Sarah Pinney, Janet Anderson, Peter Anderson, Amy Vevnezia

**Guests:** Barbara Serafini, Greg Connors, Margo Connors, Jim Keefe, Beverley Frenkiewich

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, March 16, 2010. On a motion made by Janet Anderson, seconded by Sarah Pinney Mike Hern was nominated as Chairman. PASSED On a motion made by Mike Hern, seconded by Don Boissoneault. PASSED

It was decided that all notices of hearings and any other correspondences will happen via email. On a motion made by Mike Hern, seconded by Sarah Pinney the minutes of the October 6, 2009 meeting were moved to be approved and accepted. PASSED

**Case 10-01**  
**Barbara Serafini**  
**Special Exception**

Barbara Serafini presented the plans to the Board and explained that she needs a special exception to have 2 principal buildings on 1 lot. She explained that currently the lot housing the Homestead is on 2 lots and they would like to combine that into 1 lot. She has been before the Planning Board and is awaiting a decision by the ZBA regarding this special exception to see if she can move forward with her other plans which include a 3 lot subdivision involving this property. Questions arose regarding the use of the other small building on the property and whether this is still in use. The ZBA expressed interest in more information regarding how all 3 buildings were being used. Mrs. Serafini explained that the main house has 10 guest rooms and the annex has 1 apartment and 8 guest rooms. There was a long discussion about concerns from abutters as to the future development of this land. Chairman Hern read 2 letters from abutters regarding this special exception with 1 being in favor and the other opposing. Chairman Hern proposed that no decision be made tonight and that the hearing is continued until next Tuesday, March 23<sup>rd</sup> in order for him to consult with the Town Attorney regarding this issue.

Chairman Hern closed the hearing part of the meeting at 6:10pm. The Board discussed obtaining clarification on the utility building and its effects on this. On a motion made by Mike Hern, seconded by Sarah Pinney it was moved to table this discussion until Tuesday, March 23, 2010 at 5:30pm PASSED

Submitted by:  
Amy Venezia