

**Planning Board of Sugar Hill
September 7, 2011**

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

Guests: Fire Chief Allan Clark, Gary Shipko, Steven Boulanger, Thomas Smith, Tom Woodruff, Kevin O'Brien, Jim Collier, Edward Cenerizio, Deb Cenerizio, Douglas Amsbary, Helena Sylvester, Linda Gaitskill, Kathy Ouellette, Andrew Noyer, Beth Horan

Acting Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, September 07, 2011. On a motion made by Jim Keefe, seconded by Sidney Regen the minutes of the August meeting were moved to be accepted. **PASSED UNANIMOUSLY**

**Tom Smith, Surveyor
Representing Jim Scanlon and Nancy Vailas
Conceptual Hearing**

Surveyor Tom Smith presented the plan to the Board and explained that the Vailas' would like to have the current ROW be removed from their property and moved onto Mr. Scanlon's property. Both parties have contacted all parties with interest to this ROW and have received letters back from all in agreement with this proposal. Acting Chairman Hayward explained that in order for the Planning Board to sign off on this they would need to have a place for Planning Board to sign and copies of documentation of all parties involved stating they are in agreement. Mr. Smith agreed and will bring all necessary documents to the October meeting for finalization.

**Gary Shipko
Tax Map #
Preliminary Hearing
Major Subdivision**

Surveyor Steve Boulanger and Gary Shipko presented the plans to the Board. Mr. Boulanger explained that the property has not been topographed as of yet but believes the grade is approximately 12% in some areas. Acting Chairman Hayward explained that the road work and grade work has to be done with Town Engineer Red McCarthy and that they could get his contact information through the Selectmen's office. Chairman Hayward further explained that since the access to this property in Sugar Hill would give access to land in Easton a joint meeting with the Easton Planning Board would be needed before finalization of the plan. The Planning Board received an email from an abutter with concern about deeded water rights and this being impacted by this subdivision. A copy of the email was shared with all planning board members and placed on file. Many abutters were present and given time to review and ask questions. Abutter Ed Cenerizio questioned how many lots were possible on the Sugar Hill end of this property. It was answered that they are in a 3 acre lot zoning of the town and with the lot size it is possible to get 3 lots although this could change with the location of the road. Acting Chairman Hayward explained the hammerhead requirements to Mr. Boulanger and Mr. Shipko and

explained that as of right now because we do not know the exact location of the road the lot line adjustment between Mr. Shipko and Mr. Steele could not be heard as the road placement will determine how this lot line adjustment will look. Mr. Shipko would like the meeting continued until the October meeting. Fire Chief Clark spoke regarding his concerns about this subdivision and specifically the entry off of Dyke Road. As it stands right now there is no way that the Chief could get a fire truck in there as the grade is too steep and the entry would need to come in off the road flat. He also has concerns about the road length as once a road gets beyond 1000/1200 feet he runs out of fire hose. Mr. Shipko asked if a cistern would help alleviate this concern and it was answered that it would but would need to supply water year round and the possibility of a dry hydrant might better meet the needs. Chief Clark requested a full set of plan 1 week before the next meeting so that he has time to review. Mr. Boulanger agreed to supply a set of plans to Chief Clark 1 week prior to the next hearing.

Alex Aaron
Minor Subdivision
Tax Map #
Preliminary Hearing

Surveyor Steve Boulanger presented the plans to the Board. Ms. Aaron is requesting a 2 lot subdivision on her property on Streeter Pond Dr. The Board reviewed the plans and discussed a need for a joint meeting with the Lisbon Planning Board as one of these lots would potentially be used for access to her Lisbon lot. Secretary Amy Venezia will drop off a copy of the plans to the Lisbon town hall for the Lisbon Planning Board and they will be notified of the meeting. Acting Chairman Hayward reviewed the checklist and noted that the following items:

- More contour lines need to be added
- Spelling error on Moose Realty needs to be corrected
- Lots need to be consecutively numbered 1 and 2
- Remove items on legend that do not appear on the plan itself
- Total road frontage
- Benchmark
- Flood zone needs to be addressed in the notes on the plan
- Road needs to be built or bonded before final approval – need to know her intention

The Board agreed to make an exception on the depth of the extension of the hammerhead to 30' instead of 50' due to the lot restrictions.

This preliminary hearing is continued until next month.

Old Business/New Business

A letter was received from PSNH requesting a hearing on replacing 2 poles on Lovers Lane and installing 6 poles. The Planning board will notify Road Agent Doug Glover of this meeting. PSNH is also asking for permission to trim trees on scenic roads in Sugar

Hill. John Strasser will check on getting a Forester involved to work with PSNH and the Planning Board on the tree trimming. Amy will contact PSNH and set up the meeting.

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

Submitted by:

Amy Venezia
Secretary to the Planning Board