

Sugar Hill Planning Board

August 3, 2011

Members: John Strasser, Arthur Chase, Rob Hayward, Jim Keefe, David Thurston, Sidney Regen, Chris Thayer, and Amy Venezia

Guests: Chief Wentworth, Chief Clark, Doug Amsbary, Jeff Varin, Janice Varin

Vice Chairman David Thurston called the meeting to order at 5:30pm on Wednesday, August 3, 2011. On a motion made by Rob Hayward, seconded by Jim Keefe the minutes of the July meeting were approved. PASSED UNANIMOUSLY.

Gary Shipco

Tax Map #230 Lot 8

Minor Subdivision / Lot Line Adjustment

Conceptual Hearing

Mr. Shipco presented a conceptual plan to the Board. He explained that he would like to divide this property totaling approx 18 acres into 3 lots and also do 2 lot line adjustments with 2 abutters to the property. Mr. Shipco explained that he would have approx 15 acres to subdivide into 3 lots after completing the lot line adjustments. Mr. Shipco commented that there is an old logging road which accesses the property off of Dyke Road and that he would like to build this road to current road specs in order to gain access for this subdivision. The Board discussed at length the concerns of grades in excess of 10% on this property and that Mr. Shipco would have to build the road to current road specs which could limit the amount of land that he has to subdivide after putting this road in. The Board expressed concerns about fire and police protection because of the steepness of the access. Mr. Shipco was notified that there would need to be a joint planning board meeting between Easton and Sugar Hill as this property crosses into Easton and there is no access from that town. Mr. Shipco was given an application and that he would have to submit a completed application 20 days prior to the next meeting date to continue to a preliminary hearing.

Old Business/New Business

The Board would like to make a few changes to the ZBA ordinance and would like to meet with Chairman Mike Hern at the September meeting. Secretary Amy Venezia will contact Mr. Hern to see if he is available to attend the September meeting to discuss. Chairman Thayer reviewed the mail. With no further 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

