

**Planning Board of Sugar Hill**  
**July 7, 2010**

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

**Guests:** Gardner Kellogg, Margo Connors, Harry Burgess, Joe McCarthy, Woody Miller, Holly Miller, Rufus Perkins, Tom Smith, Mr. & Mrs. Brown

Chairman Chris Thayer called the meeting to order at 5:30 PM on Wednesday, July 07, 2010. On a motion made by David Thurston, seconded by Arthur Chase the minutes of the June meeting were moved to be approved and accepted. PASSED UNANIMOUSLY.

**Kate Burns Taylor**  
**Voluntary Merger**  
**Tax Map 213 Lots 4 & 5**

Chairman Chris Thayer reviewed and approved this voluntary merger.

**Joe McCarthy**  
**Lot Line Adjustment**  
**Conceptual Hearing**  
**Tax Map # 228 Lot 1 & 2**

Surveyor Gardner Kellogg presented the plans to the Board and explained that Mr. McCarthy would like to purchase 3.82 acres from Richard Burwell and add this acreage to his existing lot to form a bigger lot. Mr. McCarthy stated that his main intention in doing this is for protection of his house by creating a bigger buffer and not to further subdivide. The Board reviewed and did not see any problem with proceeding with a final hearing on this adjustment in August. Mr. McCarthy received an application to complete and submit 20 days prior to the August meeting.

**Margo Connors / Rufus Perkins**  
**Wetlands presentation**

Mr. Perkins presented information to the Board a way to delineate data for area wetlands to assist the Planning Board. Mr. Perkins explained that there are canned reports from the standard North American mapping software that would help the Planning Board. Mr. Perkins presented two reports to the Board on parcels with National Wetlands Inventory Land and Parcels with Water Buffer Land. He stated that the best way to treat the tables is to use them as a guide to look further into parcels that have wetlands. He explained that the Planning Board when updating the Master Plan for the Town could use the data. Mr. Perkins explained that he is willing and able to provide inputs to the Board using this software. Margo Connors noted that at the Conservation Commission meeting on the July 15<sup>th</sup> Rebecca Brown will be there to talk with ACT about preservation at 7PM.

**Mr. & Mrs. Brown  
Minor Subdivision  
Conceptual Hearing  
Tax Map # 205 lot #6**

Surveyor Tom Smith presented plans of the property to the Board. He explained that the Browns have 19 acres of land which is split by the Town lines of Bethlehem and Sugar Hill. The Browns would like to subdivide 5 acres of land around the existing house and build a new house on the remaining land. Part of the issue with this property sitting in two towns and getting the required road frontage to create this subdivision as the frontage is in both towns. They have gone before the Bethlehem Board and presented a letter in response. Because of the existing driveway access on Route 18 the driveway cannot be moved. The Board reviewed the plans and discussed possible scenarios. After much deliberation, the Board agreed that 400 feet of road frontage could be achieved. It was noted that the road would need to be built to current town specs and that the Fire Chief would need to review and accept the proposed road to ensure access of emergency vehicles. The Board did voice concerns about further subdivision and discussed. The Browns will proceed with a preliminary hearing in August.

**Woody Miller  
Minor Subdivision  
Conceptual Hearing  
Tax Map 207 Lot 10**

Chairman Chris Thayer stepped down and turned the meeting over to David Thurston due to a conflict of interest

Surveyor Harry Burgess and the Millers presented the plans to the Board and stated that they would like to subdivide an area out of the big parcel in order to build themselves a house out of one of the existing barns. In order to obtain the required road frontage the creation of a long narrow lot would need to be created however they plan to use the existing driveway/farm road for access. The maintenance of the road access of getting emergency vehicles in was discussed. Harry Burgess stated that he believed the road was adequate. Vice Chairman David Thurston referenced the ZBA decision for relocation of the driveway for the preschool in July of 2007. Mr. Thurston noted that the requirements put forth by the ZBA have not all been met. It was noted that the Fire Chief to look at the driveway and that a letter from the Society of Protection of NH Forest giving their approval of this subdivision was needed. They received an application and would like to return in August for a preliminary hearing.

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

Submitted by:  
Amy Venezia  
Secretary to the Planning Board