

**Planning Board of Sugar Hill  
August 4, 2010**

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

**Guests:** James Brown, Patricia Brown, Joe McCarthy, Garner Kellogg, Thomas Smith, Joan Hannah, Kyle Kinsey, Leatrice Progin, Nelson Progin, Harry Burgess, Carole Titus, Les Titus, George Frame, Joe Cushing, Mary Cushing, Chief Allen Clark, Margo Connors, Luther Kinney

The meeting was called to order at 5:30pm by Chairman Chris Thayer on Wednesday, August 4, 2010. On a motion made by Sidney Regen, seconded by Rob Hayward the minutes of the July meeting were moved to be approved and accepted. PASSED UNANIMOUSLY.

**Joseph McCarthy  
Lot Line Adjustment  
Tax Map # 228 Lot # 2  
Final Hearing**

Mr. McCarthy presented the plans to the board and explained that he is purchasing 4 acres of land from the Burwell's to add to his existing lot. The checklist was reviewed and noted that all the requirements were met. Mr. McCarthy stated that his physical address should be 381 and not 380 Toad hill Road as established by 911. On a motion made by David Thurston, seconded by Rob Hayward the lot line adjustment was approved and accepted. PASSED UNANIMOUSLY.

**Patricia Brown  
Minor Subdivision  
Tax Map # 205 Lot # 6 & 10  
Preliminary Hearing**

Surveyor Thomas Smith presented the plans to the Board and explained the intent was to subdivide to create another lot. Chairman Thayer explained that the minutes from the July meeting noted that the Fire Chief would review the road plans. Surveyor Smith stated that he met with Red McCarthy at the site and he approved the design. Chief Allen Clark was present and reviewed the plans. He stated that he did not see a problem with the road. Chief Clark expressed concerns in general of long driveways (that exceed 1000 feet) because they pose an emergency hazard for the Fire Department being able to efficiently fight a fire and protect the house due to the length of hose required. He went on to state that he would like to the Board to consider this in the future. Chairman Thayer reviewed the checklist and it was noted that lots need to be labeled consecutively lots 1 & 2 and the width of the hammerhead needs to be clarified with Red McCarthy to meet with the current standards.

**Turtle Ridge Farm, LLC**  
**Minor Subdivision**  
**Tax Map # 207 Lot # 10**  
**Preliminary Hearing**

Chairman Chris Thayer removed himself from the Board due to a conflict of interest and the meeting was turned over to Vice Chairman David Thurston.

Vice Chairman David Thurston asked whether a notice was sent to the Society of NH Forests and it was noted that a letter had not been received. Vice Chairman Thurston stated that according to the ZBA decision letter in 2007 giving permission for the preschool to be located on the property the driveway needed to be relocated and had not been done. Chief Clark stated that he had been to the property recently and that a fence had been added since the ZBA decision which stops the children from accessing the driveway, which he thought, was the reason for the request to move the driveway so that there was more of a buffer between the driveway and building for safety reasons. Chief Clark stated that he is happy with the way the driveway is now and that although the driveway had not been moved the issue had been resolved. Vice Chairman Thurston questioned confusion on who has the authority to sign for the LLC and requested a letter from the attorney stating this. It was noted that the Selectmen of Sugar Hill sent a letter to Turtle Ridge requesting this letter recently and had not been received as of today's meeting.

George Frame, from the Society of Protection of NH Forests was present and stated that the Society does not have the to approve or disapprove this subdivision. He stated that the easement allows 9 pieces of the property to be subdivided and that the house location being proposed was in the excluded area. He went on to say that as long as construction is within excluded area there is nothing that the Society can object or comment one way or the other.

Chief Clark stated that house is in excess of 1000 feet, which makes it difficult for the Fire Department to protect the property, but there is no restriction on driveways within in the Town currently. He noted that he can get a truck back there but cannot efficiently fight a fire.

Harry Burgess presented the plans to the Board and noted that although the subdivision goes over the conservation easement there is no change to the land as driveway access would be on existing road. A test pit has been done and submitted to State for approval. A discussion about the possibility of 2 owners in the future in creating 2 lots was discussed. Joan Hannah, abutter, asked about the water and noted that the reservoir on the farm is just for the farmhouse according to the trust. Woody Miller noted that the intention of subdivision is to allow someone who is working on the farm to live there and at this time the owner of the farm is not going to change. Joan Hannah expressed her concerns to protect the farm. Harry Burgess noted that some of the issues being discussed could be resolved by deed restrictions. It was noted that the lot would house a single family 2 bedrooms home. The Board requested Turtle Ridge LLC to present a draft of the deed for their review. It was noted that this hearing would continue at the September meeting.

**Barbara Serafini**  
**Minor Subdivision**  
**Approved May 2010**

Harry presented Barbara Serafini's Mylar to the Board. The Board noted that the contingency for the plans to be registered was that the taxes needed to be up to date. Amy will check on this and if paid the Mylar will be signed at the September meeting.

**New/Old Business**

Nelson Progin asked if the area in which the Browns' property is located is residential A. There was a brief discussion about this and it was noted that the ZBA is the board charged with decisions regarding changing this.

Chief Clark's concerns about driveway access were discussed.

With no further business, on a motion made by Sidney Regen, seconded by Rob Hayward the meeting was moved to be adjourned.

Submitted by:

Amy Venezia  
Secretary to the Planning Board