

**Planning Board of Sugar Hill
December 4, 2013**

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

Guests: Jim Hunt, Arthur Hunt, Ralph Bradley

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, December 04, 2013. On a motion made by David Thurston, seconded by Arthur Chase the minutes of the November meeting were moved to be approved and accepted. PASSED UNANIMOUSLY

**Arthur Hunt
Lot Line Adjustment
Conceptual Hearing**

Arthur Hunt stated that he would like a lot line adjustment on his property on Valley Vista Dr. There is a current ROW on this property that is shared between 3 property owners and it was noted that this ROW would need to stay with Arthur's property. The Board noted that the property is in 3 acre zoning so the minimum lot size would need to be 3 acres at a minimum. It was also noted that because the lot size is going to be less than 5 acres a perk test would need to be done on the property. Mr. Hunt stated that he would like to proceed in moving forward with this Lot Line Adjustment and he will submit an application when ready to the secretary 20 days prior to the scheduled meeting.

**Edward Cenerizio
Lot Line Adjustment
Tax Map # 230 Lots 5 & 6
Final Hearing**

Mr. Cenerizio was called out of town on a family emergency. Hearing is postponed until January.

Old Business/New Business

The Board worked on the master plan and reviewed what was submitted by Tara Bamford for review.

The Board reviewed the plans left by Tara and her suggestions

1. Board felt most of the land is self governing with the lot sizes because of the wetlands
2. The Board is ok with recommendation with further explanation from Tara
3. The Board felt again that the land is self restricting and changing the districts was not necessary at this time
4. The Board felt again that the land is self-restricting

5. The Board is comfortable with the towns boundaries
6. The Board is ok with this recommendation

With no further business, on a motion made by Jim Keefe, seconded by David Thurston the meeting was adjourned.

Submitted by:

Amy Venezia
Secretary to the Planning Board