

**Sugar Hill Planning Board
September 3, 2014**

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

Guests: Allan Clark, Roger Aldrich, Kathy Cote, Luther Kinney, Lola Kinney, Thad Presby, Tom Smith, Joe Cushing, Davis Mangold, David White, Dennis Cote, Ken King

Vice Chairman David Thurston called the meeting to order on Wednesday, September 3, 2014 at 5:30PM. On a motion made by Sidney Regen, seconded by Arthur Chase the minutes of the August meeting were moved to be approved and accepted. PASSED UNANIMOUSLY.

**Polly's Pancake Parlor
Site Plan Review**

Thad Presby presented the plans to the Board for review. He noted that they had received the State driveway permit. Vice Chairman Thurston read a letter received from abutters Carleen Quinn and Lorin Newell. The letter stated they were in favor of the what Polly's was planning to do but had concerned about the runoff from the south side of the parking lot. Due to the runoff from Polly's and the poor drainage design they have had to rebuild the end of their driveway 3 times in a year. Mr. Presby stated that he felt the redesign of the site would take care of this current issue and pointed out #7 from the DOT permit that specifically addresses their concern. Mr. Presby explained that the main entrance has been moved to the below the current sign but the employee parking and service entrance will remain where it is currently located. He explained that the septic plan had been approved and they are actually going to be putting in a smaller septic system then the one approved because the current restaurant building will be removed.

Mr. Presby presented the parking plan to the Board. He pointed out the handicap parking spaces and noted that they will be 3 where currently there is only 1. The Board discussed lighting and Mr. Presby noted that they do not have a current plan but envisions that the lighting will be adequate and they will try to keep to low profile lighting. Mr. Cote explained that they are planning on keeping the same hours of 7AM-3PM but there is a possibility of opening from 7AM-7PM in the future but he envisions only keeping the parking lot lights on when they are in operation and lighting is needed.

Fire Chief Allan Clark addressed the Board and noted the following:

1. Main entry driveway to be paved.
2. Main entry driveway to be marked no parking on both sides
3. Site Lighting to be submitted for review by the Planning Board and Fire Chief
4. Should structure be utilized as a "Bar with Entertainment" pursuant to the State Fire Code the structure will be required to have fire sprinklers pursuant to NFPA 13.

Mr. Presby noted that current overflow parking located on the other side of route 117 will be dissolved.

The question of whether someone could rent the space and have a function with alcohol being served was asked. Chief Clark explained that things like that were ok and would not classify it as a bar. Mr. Cote explained that they have no vision of holding weddings on site but the possibility of holding fundraiser events would be possible.

Mr. Presby went over the building plans with the board.

On a motion made by Chris Thayer, seconded by Arthur Chase the Site Plan review was moved to be approved based on the conditions laid out by Chief Clark for:

1. Main entry driveway to be paved.
2. Main entry driveway to be marked no parking on both sides
3. Site Lighting to be submitted for review by the Planning Board and Fire Chief
4. Should structure be utilized, as a "Bar with Entertainment" pursuant to the State Fire Code the structure will be required to have fire sprinklers pursuant to NFPA 13.

PASSED UNANIMOUSLY.

Ski Hearth Farm Site Plan Review

Fire Chief Allan Clark stated that he is supportive of this but has concerns about emergency access and has not had a chance to review the plans. He had another commitment and needed to leave the meeting before the hearing on this began.

Tom Smith, Surveyor, presented the plans to the Board. He pointed out RSA 21:34-a and read it for the Board which states that what they are planning is allowable and it should not be classified as light commercial. He explained that when they came before the Board in August the Board looked at it as light commercial and went by those regulations but since finding this RSA he met with the Board of Selectmen and it should be classified as a farm in which the Town has no regulations on in the Zoning or Planning Regulations on. The Board reviewed the minutes of the August meeting and agreed with Mr. Smith after hearing RSA 21:34-a. Mr. Smith explained that he had not received septic approval yet. Road Agent Doug Glover reviewed the driveway for the farm stand and is in agreement with location.

After more discussion, John Strasser made a motion to grant preliminary approval of the Site Plan Review based on:

1. Septic plan approval
2. Driveway approval in writing by Road Agent Doug Glover
3. Approval from Chief Allan Clark

Motion was seconded by Sidney Regen. PASSED UNANIMOUSLY.

Old Business/New Buisness

John Strasser stated that the Board should review any modifications to the Zoning Ordinance that may need to be presented now that the Master Plan has been reviewed. The Board will discuss them at the October meeting.

Amy will send a thank you letter to Eileen Regen thanking her for taking the time to proof read the Master Plan.

With no more business, on a motion made by David Thurston, seconded by Chris Thayer the meeting was adjourned.

Submitted by:

Amy Venezia
Secretary to the Planning Board