

## Sugar Hill Zoning Board of Adjustment

January 26, 2021

**Members:** Jim Keefe, Carl Hjelm, Mike Hern, John Colony, Amy Venezia

**Guests:** Clifford Hughes, Joe Cushing

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, January 26, 2021. It was noted that Amy Venezia would be sitting in as an alternate for tonight's hearing.

On a motion made by Mike Hern, seconded by Jim Keefe the minutes of the January 12, 2021 meeting were approved and accepted. PASSED UNANIMOUSLY

### Clifford Hughes

#### Special Exception - apartment

Mr. Hughes presented his plan to the Board which is to convert the previously occupied space of the Gale River Preschool into a one-bedroom apartment. The preschool has relocated freeing up this space. Currently there is a one-bedroom apartment above this space and the main house is also being occupied. Joe Cushing, abutter, noted that he was in favor of this and shared that years ago when he first relocated to Sugar Hill he rented that apartment from Mr. Hannah.

Chairman Hern closed the hearing part of the meeting so the Board could discuss. The Board reviewed the zoning ordinance for conditions needed to grant a special exception and answered the following questions:

- Is the use ordinarily prohibited? No
- Is the use allowed by special exception? Yes
- Are conditions met? Yes

The Special Exception shall not adversely affect:

- The character of the area in which the proposed use will be placed
- The highway and sidewalks or use thereof located in the area
- Town services and facilities.

With no questions or comments from any Board members Mike Hern made a motion to approve the special exception for a one-bedroom apartment. PASSED UNANIMOUSLY.

Submitted by:

Amy Venezia

Secretary to the Zoning Board of Adjustment