

Sugar Hill Planning Board

January 5, 2022

Members: Jim Keefe, Rob Hayward, Margo Connors, Mike Valentine, Arthur Chase, Steve Monsein, Amy Venezia, David Thurston

Guests: Tom Smith, Wendy Cole

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, January 5, 2022. On a motion made by David Thurston, seconded by Arthur Chase the minutes of the December meeting were accepted. PASSED UNANIMOUSLY.

Mark Champagne

Conceptual Hearing

Lot Line Adjustment

Tax Map 201 Lot 1 and TM 202 Lot 13

Tom Smith presented the plans to the Board. He noted that it was Mr. Champagne's intention to do a lot line adjustment of 75.76 acres from TM 202.13 to TM 201.1. It was noted that both of these properties are land locked. The Board reviewed the plans and had no questions or concerns. They will proceed with a final hearing in February and will return a completed application next week.

Public Hearing

Zoning Ordinance proposed addition Event Venue

A public hearing was held to propose the change in Section 311.1c of the Zoning Ordinance to read as follows:

Event Venue means commercial use of a building, or part of a building, or land as a place of assembly for the public for special events such as weddings, performances, cultural gatherings and other occasions. An event venue is considered a light commercial use allowable in all districts by special exception. Persons looking to establish an event venue must meet all requirements for noise, lighting, parking, fire and safety. Site Plan may be required. Any changes will need approval by the Sugar Hill Zoning Board.

Wendy Cole questioned whether this process would need to be done for every event or if it was a 1 time application. Chairman Hayward answered that it was a 1 time application and review by the ZBA for a special exception. The inspection of any tent would be on going and would happen by the Fire Chief each time a tent is erected for an event.

All Board members agreed with the proposed addition. On a motion made by Jim Keefe, seconded by David Thurston the addition was approved to go to ballot at Town meeting to be voted on in March. PASSED UNANIMOUSLY.

Old Business/New Business

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

Submitted by:

Amy Venezia

Secretary to the Planning Board