

Sugar Hill Planning Board

April 6, 2022

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

Guests: Kathy Cote, Dennis Cote, Eric Pospesil, Gardner Kellogg

Chairman Hayward called the meeting to order at 5:30PM on Wednesday, April 6, 2022. On a motion made by David Thurston, seconded by Jim Keefe the minutes of the March meeting were approved and accepted. PASSED UNANIMOUSLY

Michael O'Dwyer

Minor Subdivision

Conceptual Hearing

Tax Map 213.14

Eric Pospesil, surveyor presented the plans to the Board. He explained that Mr. O'Dwyer is proposing a 2 lot minor subdivision on Tax Map 213.14 located on Rt. 18. The current parcel is approximately 9 acres and he is proposing dividing it into 2 lots. One lot would be approx. 2 acres and contain the current house and garage and the other lot would be approx. 7 acres. He noted that a test pit was dug today because the house lot will be under 5 acres and permits are being applied for with the State. He noted that the existing driveway on the right side of the house will be moved over and the driveway for the house will be the existing one located on the left side of the house. It was noted that currently there is a separate tax map and number for the small acreage across the road along the river. They would like to subdivide and include this with the 2 new lots they are creating. Chairman Hayward informed Mr. Pospesil that because they are currently 2 lots Mr. O'Dwyer would need to apply for a voluntary merger prior to the final hearing for the minor subdivision to allow this to happen. Mr. Pospesil will submit a formal application to the Planning Board for a final hearing in May.

D & K Revocable Trust

Minor Subdivision

Conceptual Hearing

Tax Map 214.39

The conceptual plan was presented to the Board by Gardner Kellogg and Kathy & Dennis Cote. Their intent is to create a 3 lot minor subdivision on Tax Map 214.39 located on Rt. 117. There is a current 50' right of way access to lot 2 on Birches Road and the road frontage will be obtained on Rt. 117. After review by the Board it was noted that according to the current Zoning Ordinance (section 307) 1 lot can

be serviced by a 50' right of way without constructing a road. No further subdivision would be allowed without building a town spec road and should be noted in the notes section on the plan. They will review the plan and reconfigure the lots with this new information and then submit a formal application to proceed.

With no further business, on a motion made by Jim Keefe, seconded by Arthur Chase the meeting was adjourned. PASSED UNANIMOUSLY

Submitted by,

Amy Venezia

Secretary to the Planning Board