

Sugar Hill Planning Board

June 1 , 2022

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

Guests: Kathy Cote, Dennis Cote, Starcy Branch, Gardner Kellogg, Clare Von Karls, Frederick Von Karls, Lisa Harold, Eric Pospesil, David Brown, Paul Reid, Brain Beaulieu, Fredricka Wolfe, Jennifer Segal, Dave Broadwin, Jesse Knapp, Mark Mandleson, Janet Young

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, June 1, 2022. On a motion made by Jim Keefe, seconded by David Thurston the minutes of the May meeting were moved to be accepted. PASSED UNANIMOUSLY

Public Hearing

Eversource

Chairman Hayward informed the audience and Board that the public hearing for Eversource for trimming and cutting along Center District Road will be continued to the July meeting.

Michael O'Dwyer

Minor Subdivision

Final Hearing Continuation

Tax Map 213.14

Eric Pospesil presented the plans to the Board for final review. The Board reviewed the plans and noted that the corrections noted in the May meeting minutes as well as State approvals for driveway and septic were received. On a motion made by David Thurston, seconded by Arthus Chase the minor subdivision was moved to be accepted. PASSED UNANIMOUSLY

D&K Revocable Trust

Minor Subdivision

Final Hearing

Tax MAP 214.39

Gardner Kellogg, surveyor presented the plans to the Board and attendees for review. Chairman Hayward read a letter received from abutter, Alice Poole in favor of the subdivision. The proposal is for a 3 lot subdivision with lot 1 being 13.55 acres, lot 2 being 19.20 acres and lot 3 being 11.03 acres with a view easement. The Board reviewed the checklist and noted that the benchmark noted on the plan as a state monument needed to be clearly labeled as the benchmark. On a motion made by Jim Keefe, seconded by Steve Monsein the minor subdivision was moved to be approved. PASSED UNANIMOUSLY. Gardner will add the benchmark to the plans and drop them off to be signed and filed.

Robert Hayward, Jr.

Lot Line Adjustment

Final Hearing

Tax Map 219.27.114

It was noted that Chairman Hayward excused himself from the Board and Vice Chairman David Thurston took over running the meeting.

Rob Hayward presented the plans to the Board which showed the intent to do a lot line adjustment of 1 acre with an abutter in order for them to gain a larger buffer between the properties. The Board reviewed the checklist and noted that the name of one of the abutters was spelled incorrectly and should be changed. The hearing will be continued to July and new plans with the name corrected will be presented.

It was noted that Chairman Hayward returned to the Board.

Lisa Harold
Conceptual Hearing
Minor Subdivision

Lisa Harold met with the Board to discuss the possibility of subdividing her current property on Crane Hill Road into 2 lots. The Board reviewed the map of the current property and encouraged Ms. Harold to discuss driveway placement with Road Agent Doug Glover, meet with a surveyor to get guidance on the best way to subdivide the lots to meet the current requirements for road frontage and also informed her that because the creation of a new lot would result in both lots being under 5 acres she would need to get a perk test done on both lots and state approval. Ms. Harold will look into all that was discussed and contact the Board again when ready to move forward.

Old Business/New Business

Margo informed the Board that the Broadband committee had a meeting in April and concerns were raised about the aesthetics of the poles with new wiring to support the broadband connections. A subcommittee has been formed to take a deeper look into this.

The Master Plan is coming up for a 10 year review soon and the Board can look at scenic vistas and wires. Steve suggested that the town consult with the Town Attorney about what jurisdiction the town has on state roads.

With no more business, Arthur Chase, seconded by Jim Keefe moved to adjourn the meeting.
PASSED UNANIMOUSLY

Submitted by:

Amy Venezia
Secretary to the Planning Board