

Sugar Hill Planning Board

March 1, 2023

Members: Margo Connors, Arthur Chase, Mike Valentine, Amy Venezia, Jim Keefe, Rob Hayward

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, March 1, 2023. Margo Connors noted that adding survey questions for creating more of a town center, making the center of town more walkable and speeding trends was left off of the fifth bullet in the February minutes. On a motion made by Arthur Chase, seconded by Jim Keefe the minutes of the February meeting were moved to be accepted with the noted additions. PASSED UNANIMOUSLY

Master Plan

The following things were discussed:

- page 11 – Household population update whole section. Margo noted that 21 new homes were built in the last 2 years in Sugar Hill and that the population had grown from 563 in 2010 to 657 in 2021.
- Page 13 – should note the increase in working from home
- Discussed the State requirement that towns must allow 20% of population for low income. Are we meeting this? Discussion on condos, apartments and multi-family dwelling. Should we define condos? Does it fall under multi-family dwelling? **(Tara)**
- Add question about concerns about growth to the survey
- Add question about concern of lack of low income housing to survey
- Should camping be more defined in zoning ordinance? **(Tara)**
- Accessory use – should be defined as 1000 sq. ft. of living space – does this need to be defined more clearly? **(Tara)**
- Page 19- page 44 – this is the section that Conservation Commission would like to work on. Maps will need to be updated throughout this section
- Page 45 – update last 2 sentences of last paragraph about challenges. First sentence should be 455 housing units in 2020.
- Page 46-47 recommendations. Rob noted that the Select Board had looked at these recommendations and had felt that the town should follow the State for slopes and if the State approves a septic on a steep slope the town would allow it. If the State doesn't allow the septic can't have a house.

Old Business/New Business

An email was forwarded to all members last week from Margo in regards to a meeting taking place in the Upper Valley to look at climate refugees and the impact on growth to that area. Margo noted that a representative from Bethlehem is attending this meeting.

With no further business, on a motion made by Jim Keefe, seconded by Arthur Chase the meeting was adjourned at 6:30PM.

Submitted by:

Amy Venezia

Secretary to the Planning Board