

**Zoning Board of Sugar Hill  
February 28, 2023**

**Members:** Mike Hern, Jim Keefe, Rick Quintal, Sarah Pinney, John Colony, Amy Venezia

**Guests:** Ed Cenerizio, Susan Packard

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, February 28, 2023.

On a motion made by Mike Hern, seconded by Sarah Pinney the minutes of the December 20, 2022 meeting were moved to be approved and accepted. **PASSED UNANIMOUSLY**

**Case 23-01**

**Susan Packard**

**Special Exception – Home Occupation**

Susan Packard explained to the Board her request to have a special exception for a home occupation to sell her handmade jewelry and other goods utilizing the front porch at her home periodically. There is a round driveway that can accommodate approximately 5 cars. This home occupation would operate very part-time with no employees. It was determined that not more than 25% of the floor area would be used for this. Chairman Hern explained that she is allowed 1 sign 6 square feet. It was noted that there would be no large trucks, no expansion and no large deliveries.

The Board reviewed the following criteria:

- |                                             |     |
|---------------------------------------------|-----|
| 1. Is the use ordinarily prohibited?        | No  |
| 2. Is the use allowed by special exception? | Yes |
| 3. Are conditions met?                      | Yes |

The special exception shall not adversely affect:

- The character of the area in which the proposed use will be placed. No
- The highway and sidewalks or use thereof located in the area. No
- Town services and facilities. No

With no further discussion Chairman Hern made a motion to approve the special exception. **PASSED UNANIMOUSLY**

Chairman Hern explained to Ms. Packard that she would receive a notice of decision by email tomorrow and that there is a 30-day window in which any abutter or concerned citizen could appeal the decision.

With no further business, the meeting was adjourned at 5:40PM.

Submitted by:

Amy Venezia, Secretary to the Zoning Board