

## **Sugar Hill Planning Board**

**October 4, 2023**

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

**Guests:** Tara Bamford (via Zoom), Nick De Mayo, Hugh Hawkins, Larry Sawyer, Patty Robertson, Jordan Applewhite, Cathy Lynch

Vice Chairman David Thurston called the meeting to order at 5:30PM on Wednesday, October 4, 2023. On a motion made by Steve Monsein, seconded by Margo Connors the minutes of the September meeting were approved and accepted. PASSED UNANIMOUSLY

Nick De Mayo asked if the meeting could begin with the Pledge of Allegiance. Vice Chairman Thurston stated that the Board does not usually start the meetings with the Pledge of Allegiance and would not set a precedent tonight to something that is not normally done.

### **Master Plan Discussion**

Tara noted that her and Kayla did a review of the current Zoning Ordinance sections on housing and looked at the survey results for the questions on housing and put together a draft of possible amendments.

#### **Draft Amendment #1**

Would reduce the required width of a parking space from 12ft. to 9ft., provide the Planning Board some flexibility in determining the required number of parking spaces, and make the requirement for all residential uses 2 spaces per dwelling unit, except one space for accessory dwelling units.

Discussion, Board agreed with this amendment.

#### **Draft Amendment #2**

Would correct the terminology used in the Ordinance regarding Two-Family Dwellings, eliminate the need for a Two-Family Dwelling to have double the acreage of a single-family home, and eliminate the requirement for a Special Exception from the Zoning Board of Adjustment when an existing single-family home is converted to a two-family home.

Discussion, Board agreed with this amendment.

#### **Draft Amendment #3**

The Zoning Ordinance currently allows the Zoning Board of Adjustment to grant a Special Exception for a multifamily dwelling in the GR or RR1 Districts. This amendment would provide

the opportunity for the owner of a two-family dwelling to apply for a Special Exception to add one accessory dwelling unit to a duplex, or to add a second accessory dwelling unit to a single family home under certain conditions.

Discussion, Board agreed with this amendment.

#### **Draft Amendment #4**

Would make two changes to increase the opportunity to add an accessory dwelling unit. The first would remove the requirement that property with an accessory dwelling unit be owner-occupied. The second would allow lots that do not meet the current minimum lot size to locate accessory dwelling units in existing accessory buildings.

Margo stated that we want to encourage full time families and not increase short term rentals. Tara stated that a short term rental regulations would need to be passed as well to put these regulations in place. Tara noted that current zoning on this could be a disincentive because it can be restrictive. Decided to table this one and come back to it after a discussion on Amendment #6 was had.

#### **Draft Amendment #5**

Would reduce the required number of homes in a Cluster Development from 5 to 3, allow the Planning Board to reduce setbacks between lots and roads created within the Cluster Development and to increase setbacks and/or require screening from abutters and other roads, and provides more guidance regarding use of the open space in a Cluster Development. Would also allow a new kind of Cluster Development with small homes on a single lot and a 25% density bonus with some restrictions.

After a lengthy discussion about cluster development it was decided to table this for this update and revisit it possibly next year.

#### **Draft Amendment #6**

Would establish Short-Term Rentals as a Permitted Use in any Single-Family Dwelling, or in one unit in an Owner-Occupied Two-Family Dwelling or Single-Family Dwelling with Accessory Dwelling Unit, with some basic health and safety requirements.

Lengthy discussion ensued. After discussion it was decided that a sub-paragraph (D) would be added for short term rentals to Section 1701.1.

#### **Old Business/New Business**

An extra meeting will be held on Wednesday, October 11 at 5:30PM to review handouts from Kayla shared at the September 12 meeting. Tara will email out the handouts that were shared on September 12 in case anyone has misplaced their copies.

Nick De Mayo addressed the Board stating his views on the importance of the Board reciting the Pledge of Allegiance at the start of the monthly meetings. He also requested the Rules of Procedure for the Planning Board. It was noted that the Board will take this under consideration.

Jordan Applewhite thanked the Board for looking into the housing issues and trying to address them for Sugar Hill.

Cathy Lynch addressed the Board in support of Nick DeMayo's request for the Pledge of Allegiance to be recited.

With no more business the meeting was adjourned at 7:20PM.

Submitted by:

Amy Venezia

Secretary