

Sugar Hill Planning Board

November 1, 2023

Members: Arthur Chase, David Thurston, Amy Venezia, Mike Valentine, Jim Keefe, Margo Connors, Steve Monsein, Rob Hayward, Patty Robinson (Alternate)

Guests: Tara Bamford (via Zoom), Nick De Mayo, Ken Leavitt

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, November 1, 2023.

Nick De Mayo requested that the Pledge of Allegiance be said before the start of the meeting. Chairman Rob Hayward stated that the Board voted no to changing procedure and start the meeting with the Pledge of Allegiance. Chairman Hayward stated that we were meeting to continue the review of the Zoning Amendments to Increase Housing Opportunities and public comments would be heard at the end of the meeting.

3rd draft of Zoning Amendments to Increase Housing Opportunities

Amendment #1

No changes from last meeting. No further discussion

Amendment #2

Tara is rewriting the beginning paragraph to 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 ZBA when an existing single-family home is covered to a two-family home.

Amendment #3

No changes from last meeting. No further discussion.

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. Will also be adding a sentence about drinking water.

Amendment #5

The change to 50' was added to page 9 and will be referenced in the description paragraph. Added the wording from further development to the first sentence in the last paragraph.

Amendment #6

Add short-term rental, except in cluster development, as a new permitted use in GR and RR1.
Add the following new item to Section 1701: May also require a short-term rental permit from the Select Board.

Housekeeping Amendments for Zoning Ordinance

The proposed changes were reviewed and included:

Section 104 – clarified and added if it's not listed it's not allowed.

Section 201- clean up wording.

Section 303- wording moved to this section as it existed in another part. Any district boundary line which appears to run parallel to a street or road but not at the centerline shall be construed as existing one thousand (1000) feet from the centerline.

304-correction of the word regulation to ordinance.

304.5- line was accidentally put in would be removed.

307.1- discussion on what this section means. It was clarified that the intent was referring to 50' ROW for development purposes when a backlot was allowed if grandfathered in. If no subdivision is proposed the Planning Board doesn't require them to have a town spec road built and 50' ROW is used to access.

307.3c- add as described above, referring back to 307.1.

308.2 B change the word side to front.

308.2 D change these regulations to this ordinance.

309.1- change wording to all activities shall comply with the Town of Sugar Hill Noise Ordinance as amended.

311.1- added more typical language.

311.2- change to except as provided in section 402.

402- Discussion on intent of this section, does it mean 1 or 2 businesses. Discussion and thinks it means 2 businesses with special exception.

403- Correction from these regulations to this ordinance.

404- Remove because of redundancy.

412- Language from statute on what needs a Site Plan Review added.

413- Update of agency name and ordinance from Water Supply & Pollution Control Division to NH Department of Environmental Services.

602 – Eliminate the word then in second sentence of the first paragraph.

802.1- Change to: If the use is to be located in the RR 1 District, only Tourist Homes may be allowed (see definition)

803- Remove section completely.

Article 11 – Add word one to first sentence.

1102.9- correct with wording examples of instead of included as.

Updated mobile homes to manufactured homes throughout document.

1401A.1 – remove

1401A.4 - remove

Definitions

Conforming Use – change to: A use that does not conform to the use regulations for the district in which it is located.

Family, related – change to: Any number of persons related by blood, marriage or adoption.

Lot- Change to: A parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, area, and to provide such yards and other open spaces as are herein required, and having frontage and access as required by this ordinance.

Mobile Home- Change to Manufactured home and update the definition.

On-Lot Water and Sewer- Remove definition.

Tourist Home- Change to: A lodging facility on a residential lot with up to six (6) sleeping rooms for guests; where such rooms are either a part of the primary residential building or are contained within a smaller accessory building; and the essential residential look of the lot is not compromised.

Article 17

1701.1 A Change to: The construction, erection or placement of any building, exterior sign, or other structure.

1701.1 B – Add: Any change of use if any building, structure or land, including the addition of a home occupation, conversion of a dwelling to a tourist home, or addition of a dwelling unit.

1701.3- Add the wording: provided Site Plan approval has been received from the Planning Board if required.

1702.1B – Change from Water Supply and Pollution Control staff to Department of Environmental Service.

1702.1C – Remove and add: A driveway permit has been received from the Town or NHDOT, if necessary.

1705.1 – remove and Moderator acting as a body.

1705.1 C – reword and add D: To grant equitable waivers of dimensional requirements pursuant to RSA 674:33-a.

1706.1B – change permit to variance and be of benefit to not be contrary. Add C: By granting the permit, substantial justice will be done. Add D: The spirit of this Ordinance will be observed. Additional changes will also be made in this section to clean it up and make it consistent.

Solar Ordinance

Discussion on table insert, decided to eliminate minimum lot size, minimum road frontage, minimum front setback, minimum side and rear setback, maximum building footprint, maximum lot coverage, and last paragraph.

Appendix A and B

Remove both appendixes.

Old Business/New Business

Nick DeMayo thanked the Board for moving the flag to a more prominent location in the room and suggested that the State flag also be added. He went on to note that he thinks the Board should salute the flag at the start of the meetings, that Tara should be present at the meeting and not via Zoom, that there should be a sound system to allow everyone to hear better, and rules of procedure for the Board should be shared. Chairman Hayward addressed Mr. DeMayo's comments by noting that the Board voted at the last meeting to not change current procedure and start the meetings with the Pledge of Allegiance and that the Board follows the State guidelines for Planning Board meetings. Next meeting we will discuss Sept 6 Memo shared at September meeting

With no further business, on a motion made by David Thurston, seconded by Jim Keefe the meeting was moved to adjourn. PASSED UNANIMOUSLY

Submitted by:

Amy Venezia

Secretary