

Zoning Board of Sugar Hill

December 5, 2023

Members: Mike Hern (via Zoom), Jim Keefe, John Colony (via Zoom), Amy Venezia, Carl Hjelm, Sarah Pinney (via Zoom)

Guests: Ryan Coulter (via Zoom)

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

The minutes of the November 28, 2023 meeting were reviewed. It was noted that it should say barn instead of house does not meet setbacks. On a motion made by Mike Hern, seconded by Carl Hjelm the minutes of the November 28 meeting were approved with the noted change made. PASSED UNANIMOUSLY

Case 23-0

Ryan Coulter

Variance Continuation

Ryan Coulter joined the meeting via Zoom to continue the hearing on his request for a variance on Tax Map 208 Lot 11.1. He stated that their intent is to reconstruct a 1700s barn from New Boston on this property. The barn will be located in what was originally the main house on the property and is 30.3' from the center line. The barn will be used to store equipment that will be used to maintain the property and will be placed on a concrete slab. The doors to access the barn will be on the sides and no doors on the road side. The Board reviewed the plans and went into deliberation session. The questions for granting a variance were reviewed and there was discussion specifically around the unnecessary hardship of not granting the permit.

1. No diminution in value of surrounding properties would be suffered
2. Granting the permit would be of benefit to the public interest
3. Denial of the permit would result in unnecessary hardship to the owners seeking it
4. By granting the permit, substantial justice will be done
5. The use must not be contrary to the spirit of this Ordinance

After much discussion and review of the contour lines the Board felt that there is room for the barn to be placed farther than the 30.3' from the centerline proposed. On a motion made Mike Hern, seconded by John Colony it was moved to deny the variance. PASSED UNANIMOUSLY

Chairman Hern informed Mr. Coulter that he will receive a written decision of denial by email and he has 30 days from the date of that letter to contest the decision and provide more information.

With no further business, the meeting was adjourned at 5:58PM.

Submitted by:

Amy Venezia

Secretary to the Zoning Board