

## **Sugar Hill Planning Board**

**December 6, 2023**

**Members:** David Thurston, Amy Venezia, Mike Valentine, Margo Connors, Steve Monsein, Rob Hayward, Patty Robertson (Alternate)

**Absent Members:** Jim Keefe and Arthur Chase

**Guests:** Tara Bamford (via Zoom), Nick De Mayo, Ed Hanslik

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, December 6, 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.

On a motion made by Steve Monsein, seconded by David Thurston the minutes of the November meeting were moved to be approved and accepted. PASSED UNANIMOUSLY

### **Proposed Amendments for Public Hearing Review**

The Board and Tara reviewed the proposed amendments to the Zoning Ordinance for the public hearing on January 3, 2024. The Board reviewed supplemental comments from Tara on the Zoning Ordinance.

Section 304.2 Rural Residential remove churches from requiring a special exception. Per RSA 674:76 the State prohibits requiring a special exception for churches. After a brief discussion it was decided that we would leave this section as is for this update.

Article 10 Home Occupations page 21 1002.1 the first sentence will read 'except for the production of greenhouse crops, or growing of any agricultural, floricultural, viticulture or horticultural crops there shall be no exterior evidence of the conduct of a Home Occupation, except where standards allow.'

1002.2 swap out total floor area for gross area and add to definitions. Will also eliminate D.

1002.6 and 1002.7 will be combined and will add ' by the Zoning Board of Adjustments'. It will now read; No reasonable storage or display of materials, goods, supplies or equipment related to the Home Occupation shall be visible from the abutting property or roads by the Zoning Board of Adjustments.

1302.1 A will be replaced with the wording; One on premise sign, meaning a sign whose message and design relate to an individual business, profession, product, service, event, point

of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the sign is located.

Page 33 remove coverage from definitions. Include phone, cable and internet to Essential Services definition.

Page 39 Service Establishment definition first sentence will now read; Shall include barber, hairdresser, beauty parlor, shoe repair, photographic studio, contractor and the like.

### **Proposed Amendments**

#1 second sentence – A lower number of parking spaces may be approved by the Planning Board as part of Subdivision or Site Plan Review upon receipt of a parking plan deemed by the Board to adequately document the projected need.

Section 1602 Parking Space, Off-Street – For this Ordinance, a parking space shall consist of adequate space for parking an automobile with room for opening doors on both side (9 feet minimum) together with properly related access to public street.

#4 1401A.3 A permit for a State-approved septic system sufficient to serve both the principal dwelling unit and the accessory dwelling unit shall be obtained before any construction or renovation is begun to add an accessory dwelling unit.

1401A.4 A Certificate of Occupancy and Use must be obtained before any newly created or structurally altered accessory dwelling unit may be occupied. A State-approved septic system sufficient to serve both the principal dwelling unit and the accessory dwelling unit shall be in place before a Certificate of Occupancy and Use may be issued.

Tara will write the hearing notice and it will be placed in either the newspaper or posted on the main page of the town website and posted in 2 public places. It was noted that copies will also be available if anyone requests a paper copy prior to and at the public hearing. NCC will make 50 copies to start for us. The public hearing will be held on Wednesday, January 4 at 5:30PM. On a motion made by Steve Monsein, seconded by David Thurston it was moved to schedule the public hearing for 1/3/24 at 5:30PM. PASSED UNANIMOUSLY

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

Ed Hanslik asked for clarification on if a special exception was required for a residence to convert to a 2 family dwelling. Chairman Hayward clarified by stating yes a special exception would no longer be needed for this to make it consistent with adding accessory dwelling unit and special exception not be required. Mr. Hanslik expressed objection to the abutters and landowners not being notified of this.

Nick DeMayo addressed the Board with his request that the board start the meeting saluting the flag with the Pledge of Allegiance. Chairman Hayward stated that the Board previously voted on this and it was an unanimous vote to not state the Pledge of Allegiance at our meetings.

On a motion made by Steve Monsein, seconded by Margo Connors it was moved to approve and accept the Rules of Procedures shared via email. PASSED UNANIMOUSLY

With no further business, on a motion made by Steve Monsein, seconded by David Thurston the meeting was moved to adjourn at 7:10PM. PASSED UNANIMOUSLY

Submitted by:

Amy Venezia

Secretary