

Sugar Hill Planning Board

April 3, 2024

Members: Arthur Chase, Margo Connors, Mike Valentine, Chairman Rob Hayward, Jim Keefe, Steve Monsein, Secretary Amy Venezia, Patty Robinson

Guests: Tara Bamford (via Zoom), Russell Tanguay

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, April 3, 2024.

Chairman Hayward announced that David Thurston has resigned from the Board after 33 years of service. The Board wishes to thank David for his commitment to the Planning Board and wishes him well. Patty Robinson will now be a full member. There is a current opening for an alternate on the Board now. If anyone knows anyone who might be interested, please direct them to the Selectboard's office.

On a motion made by Steve Monsein, seconded by Arthur Chase the minutes of the February and March meetings were moved to be approved. PASSED UNANIMOUSLY

Russell Tanguay

Minor Subdivision

Conceptual Hearing

Russell Tanguay presented before the Board to discuss a possible subdivision on his current property on Hidden Acres Drive. The lot is 6.66 acres and he is contemplating splitting the lot into 2 lots with the intent to build a new home for himself on the new lot and sell existing home. Mr. Tanguay needs consent from the developer in order to subdivide the property. It was noted that he would need shoreline permits, test pits for both lots, 200' of road frontage for each lot, and a letter in writing from the developer stating approval to subdivide. Mr. Tanguay stated he would speak to the developer and let the Board know if he was going to proceed.

Subdivision Regulations Review

Tara met with the Board via Zoom to continue discussion on Land Subdivision Regulations. She reviewed changes that were made after the March meeting. Board members will review the checklists for discussion at the May meeting.

Audit of Site Plan Regulations

Tara proposes renumbering this document to make it easier to follow. The Board was in favor of this.

Reviewed possible changes to landscaping and screening, exterior lighting, stormwater runoff, flood hazard, construction requirements and fire protection. Board members will review these in more depth for further discussion at the May meeting.

Old Business/New Business

Reviewed handout shared on Zoning mandates passed by the House. Discussion on possible impacts to Sugar Hill.

Rob Hayward made a motion to nominate Steve Monsein for Vice Chairman, seconded by Jim Keefe. PASSED UNANIMOUSLY

Mike Valentine made a motion to nominate Rob Hayward for Chairman, seconded by Steve Monsein. PASSED UNANIMOUSLY.

With no more business, on a motion made by Jim Keefe, seconded by Arthur Chase the meeting was adjourned.

Submitted by:

Amy Venezia

Planning Board Secretary