

## **Sugar Hill Planning Board**

**April 2, 2025**

**Members:** Secretary Amy Venezia, Vice Chairman Steve Monsein, Chairman Rob Hayward, Margo Connors (Alternate), Jim Keefe, Arthur Chase, Patty Robertson, Rusty Talbot (Selectboard Representative)

**Guests:** Andy Smith, Mike Claflin, Gardner Kellogg, Beth Horan, Rebecca Burbank, Leah Micalizzi, Deb Corey, Edward Cenerizio, Matthew Steele, Elizabeth Steele, Doug Amsbary, Tim Burbank Jr., John Micalizzi, Claudia Hunt, Gary Porter, Mary Porter, Richard Hunt, Charlie Wolcott, Rosalind Puge

**Absent:** Mike Valentine, Alternate Kyle Kinsey

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, April 2, 2025. Patty Robertson stated that she did not feel the minutes should say; the Board have been happy with previous work conducted by Eversource and Asplundh in town. It was noted that the Board's comment was with previous work and the statement did not reflect any current work that is being done. On a motion made by Steve Monsein, seconded by Jim Keefe the minutes of the March meeting were moved to be approved. **PASSED UNANIMOUSLY**

### **Driveway Regulations**

#### **Public Hearing**

The Board reviewed the Driveway Regulations. Steve noted that the formatting on bullet number 7 are out of line and need to be adjusted and lettered accordingly. Rusty asked whether this would affect current driveways or if they would be grandfathered in. Chairman Hayward noted this would only apply for new construction of driveways. Margo noted that the Planning Board gives the Road Agent the right to inspect and set the regulations and that the State regulations are followed. This does not change what we are currently doing it just gives the land owner a handout of the regulations and imposes a penalty for failure to follow.

On a motion made by Steve Monsein, seconded by Jim Keefe the driveway regulations were moved to be approved and accepted. **PASSED UNANIMOUSLY**

### **Split Rock Partners, LLC**

#### **Preliminary Hearing**

#### **4 lot Subdivision**

#### **Tax Map 226 Lot 16**

On a motion made by Jim Keefe, seconded by Steve Monsein the application for this subdivision was moved to be approved. **PASSED UNANIMOUSLY**

Gardner Kellogg, surveyor passed out plans for the Board and audience members to review. It was noted that perk tests have been completed by Mike Carbonneau and sent to the State for approval. As of this date approval has not been granted.

Chairman Hayward began to look at the checklist for the subdivision and questioned Mr. Kellogg about the monuments being shown on the map. Mr. Kellogg pointed out the location of the monuments noted on the map.

At this time Chairman Hayward opened up questions and comments from the audience.

Charlie Wolcott commented about the location of this subdivision being between the Bronson Hill Trails and Cooley Jericho Forest and consideration about configuring ways to connect these trail systems would be a great benefit in his

opinion. Rusty stated the idea of connecting the 2 trails would be something to consider. Patty mentioned the survey results from the 2024 for the Master Plan were strong in the areas of preservation.

Claudia Hunt spoke and echoed Dr. Wolcott's statements. She stated that she is concerned about the addition of 3 driveways being cut on Dyke Road and the impacts of this to an already maxed drainage system along this road. She asked if there was or would be an engineering plan for the water as drainage is already an issue. She noted that the drainage system is already at capacity and she is concerned about the risks to her driveway and property with increased water from breaking up the land. She asks the Board to have a formal engineer study done.

Gary Porter lives on Trumpet Round Road and spoke of the amount of water and ice currently in this area and expressed his concerns with increasing the amount of water coming onto the road with additional driveways.

Chairman Hayward noted that 2 of the lots are proposed with a shared driveway and the other 2 lots have proposed driveways for access. Chairman Hayward stated that due to the size of the subdivision the Planning Board will conduct a Site Plan Review of the property. The Planning Board will speak to Road Agent Doug Glover about his recommendation and possibility of additional engineering. He went on to explain that this was a preliminary hearing and there would be a final meeting in which we would have the results of the perk tests and additional information from Road Agent Glover.

Richard Hunt asked if the Conservation Commission could be invited to look at this subdivision proposal. Mr. Hunt is concerned with the amount of ledge on this property.

Patty Robertson stated that she wants it to be on record that she has concerns that more driveways and water runoff are making our scenic roads not as scenic and that ditching along the roads is a problem.

Steve noted that it seems that water runoff is a major issue, especially for this area and maybe the proposer can hire their own private engineer to address the water runoff for this property.

Ed Cenerizio asked about the installation of septic systems on ledge. Chairman Hayward explained that septic systems are designed now to really be put anywhere. He reiterated that the State of NH reviews the perk tests and makes the decision on if they will allow a septic system.

Leah Micalizzi asked the Board their thoughts on the adverse effects of the increase in traffic. She asked if there was a rule to how long a build can take. Chairman Hayward explained that the permits are handled by the Selectboard and not up to the Planning Board.

Andy Smith, one of the partners with Split Rock Partners, LLC stated that they have met with Road Agent Glover and are happy to work with an engineer if needed. It went on to state that it is a conforming subdivision. Mr. Smith questioned a Site Plan Review of the property as he is not familiar with that process in a case like this. Chairman Hayward explained that the Planning Board can ask for a Site Plan Review when the Board see that it is necessary.

Beth Horan, a partner with Split Rock Partners, LLC thanked everyone for attending the hearing tonight. She stated that she lives here for the same reasons and would love to work with ACT and have more conversations. She went on to state that this is a minimal approach to a large parcel of land.

It was noted that they would like to proceed with a final hearing in May. Beth presented driveway applications to Amy Venezia to give to Road Agent Glover as she was instructed to do. She stated that she had met with Road Agent Glover previously and discussed the locations of the driveways.

**Master Plan Review**

The Board discussed the final section of the Master Plan that needs review. It was decided that the wording for this section would be; Access to digital resources will be expanded in the future starting with State Library System (ILL).

**Old Business/New Business**

With no more business, on a motion made by Jim Keefe, seconded by Steve Monsein the meeting was adjourned at 7:15PM.

Submitted by:

Amy Venezia, Planning Board Secretary