

## **Sugar Hill Planning Board**

**June 4, 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), Mike Valentine, Kyle Kinsey (Alternate)

**Guests:** Claudia Hunt, Richard Hunt, Tara Bamford (via Zoom), Larry Sawyer, Cecelia Blewer, Evan Carmean, Hayley Droppert, Lawrence Mackin

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, June 4, 2025. On a motion made by Steve Monsein, seconded by Jim Keefe the minutes of the May meeting were moved to be approved. **PASSED UNANIMOUSLY**

### **Public Hearing**

#### **Master Plan**

Tara Bamford summarized the updates made to the Master Plan. She explained that the Action Plan included in the Master Plan was a work plan for the Planning Board to use over the next 5-10 years.

Cecelia Blewer spoke about her concerns for the town to be more serious about short term rentals in town. She gave examples of other towns and areas and what they are doing. Margo explained that the Town does have short term rental regulations and home owners with short term rentals are supposed to apply. Chairman Hayward thanked her for her input and stated that the Planning Board has been looking at this and will continue. He also noted that the Planning Board does hold public hearings when changes are being proposed.

With no further comments, on a motion made by Steve Monsein, seconded by Jim Keefe the Master Plan was moved to be approved and accepted. **PASSED UNANIMOUSLY**

A draft of the cover was presented and all were in agreement of using it. Signature page was passed along for all members to sign to be placed in the Master Plan document.

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

It was noted that Split Rock Partners, LLC has withdrawn their application for a subdivision at this time. Larry Sawyer asked what the next step is. Chairman Hayward stated that any next step by them was stated that they had received the letter from Red McCarthy. Any and all correspondences about their application will be kept on file and used should they file another application at a later date. Chairman Hayward stated that a new application would have to be filed and everything would be reset meaning that all abutters would be notified in advance of any hearings on this in the future. Claudia Hunt stated that she has been in contact with the local DES rep. Amanda about the proposed subdivision and the concerns. She stated that photographs of the area have been taken to document changes in the area going from winter into spring. The process the Planning Board follows for subdivisions was discussed at length. It was the consensus that any subdivision application requiring a site visit review should include all members and possibly the Conservation Commission. It was noted that it should be posted 48 hours in advance of the site visit and that members could meet to look at the site but any discussion would be held until a full meeting. Larry Sawyer commented that his opinion is the Board should always do a site visit no matter the number of lots. Concerns about plans accurately showing wetlands was discussed. Discussion about the plans accurately showing the wetlands was mentioned and doing the work on this over the winter time when the ground was frozen did not give an accurate representation of the land and the wetland impact. Margo asked that all board members have a copy of the checklist to review at the time when the plans are being looked at. Chairman Hayward agreed and noted that the surveyor has a copy of the checklists to work from also prior to the presentation. Hayley Droppert and Larry Sawyer of the Conservation Commission suggested that they work together to

make a criteria list of when further input would be needed from the Conservation Commission. Board members were in agreement with that.

Claudia Hunt questioned the Board on any changes to lot sizes being made in town with the possible changes that the State of NH may be making. Chairman Hayward stated that at this time there was not any changes being proposed in Town and we would have to wait and see if anything changes come down from the State.

With no more business, on a motion made by Jim Keefe, seconded by Steve Monsein the meeting was adjourned at 6:45PM.

Submitted by:

Amy Venezia, Planning Board Secretary