

Sugar Hill Planning Board

September 3, 2025

Members: Secretary Amy Venezia, Margo Connors, Arthur Chase, Rob Hayward (Chairman), Jim Keefe, Steve Monsein (Vice Chairman), Rusty Talbot (Selectboard Rep)

Absent: Mike Valentine, Patty Robertson, Kyle Kinsey

Guests: Tom Smith, Leo Dickinson

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, September 3, 2025. It was noted that there were 2 spelling errors in the August minutes. The first one was on page 1 and Blue Sky was spelled incorrectly, the second one was on page 2 paragraph 2 first line says sit and should be it. On a motion made by Rusty Talbot, seconded by Jim Keefe the minutes of the August meeting were moved to be approved with noted changes made. **PASSED UNANIMOUSLY**

Final Hearing

Lot Line Adjustments

Tax Map 217 Lot 1, 218 Lot 12 and R43 Lot 16 in Lisbon

On a motion made by Steve Monsein, seconded by Arthur Chase the Board voted to accept the application and proceed with the final hearing.

Tom Smith, surveyor presented the plan for 2 lot line adjustments to the Board. He explained that it was in the intent of the new owners to add land from the Lisbon Parcel to the Sugar Hill Parcel. The house is located on the Sugar Hill lot and the town line runs through this lot. They would like to add 7.28 acres from the Lisbon lot to Lot 1 making it 20 acres, add 6 acres to Lot 2 making it 12.5 acres making Lot 3 45.52 acres from 52.02 acres. Mr. Smith explained that the Lisbon Planning Board has approved the lot line adjustment for the lot located in Lisbon contingent on approval from Sugar Hill. The checklist was reviewed and noted that 1 more mylar was needed, all other requirements of the checklist were met. With no more discussion, on a motion made by Arthur Chase, seconded by Steve Monsein the lot line adjustments were moved to be accepted. **PASSED UNANIMOUSLY**

Mr. Smith will take the signed plans to the Lisbon Planning Board for signatures and then return 1 mylar and 3 paper copies to the Town office in Sugar Hill. Lisbon Planning Board will register the mylar with Grafton County Register of Deeds.

Old Business/New Business

The Board had a discussion about site visits. Chairman Hayward stated that he has spoken to Town Counsel and would like Vice Chairman Monsein to also speak to the Town Attorney about this matter. Chairman Hayward stated that it was his understanding after speaking to the Town Attorney that the Planning Board should not be doing site visits and wanted Vice Chairman Monsein to have the conversation with the Town Attorney for more clarification.

Margo Connors asked some clarifying questions about the cell tower meeting that she missed in August.

With no further discussion, the meeting was adjourned at 6:30PM.

Submitted by:

Amy Venezia, Secretary to the Planning