

Sugar Hill Planning Board

November 5, 2025

Members: Secretary Amy Venezia, Mike Valentine, Patty Robertson, Chairman Rob Hayward, Jim Keefe, Rusty Talbot (Selectboard Rep), Kyle Kinsey, Vice Chairman Steve Monsein

Absent: Arthur Chase

Guests: none

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, November 5, 2025. On a motion made by Jim Keefe, seconded by Steve Monsein the minutes of the October meeting were moved to be approved with the correction of Rusty Talbot's name. **PASSED UNANIMOUSLY**

Old Business/New Business

The Board discussed an email question that came to the planning board regarding putting 2 park style cabins on 1 lot. It was noted that any mobile home must meet "HUD" construction requirements which cover energy, plumbing electrical etc. unless it is "pre-existing. It was also stated that this would be a Selectboard and Zoning Board scenario and not something the planning board would handle. Margo Connors stated that on page 37 of the Zoning ordinance it states that both cabins could not be rented as 1 needs to be owner occupied.

Rusty spoke about a class he took with NH Municipal about class 6 roads. As of 7/1/26 there is a new rule and the planning board may want to look at the wording in our regulations prior to this. Rusty will share the presentation information with the Board.

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

Submitted by:

Amy Venezia

Secretary to the Planning Board