

## **Sugar Hill Planning Board**

**January 7, 2026**

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

**Absent:** Margo Connors, Kyle Kinsey

**Guests:** Tom Smith, Joel Lanz

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, January 7, 2026. It was noted that Margo name was spelt wrong in the December minutes. On a motion made by Steve Monsein, seconded by Jim Keefe the minutes of the December meeting were moved to be approved with the spelling correction noted above made. **PASSED UNANIMOUSLY**

### **Joel Lanz and Paul Koopman Revocable Trust**

#### **Lot Line Adjustment**

#### **Tax Map # R44 Lot 6J and 6I**

#### **Final Hearing**

Tom Smith, Surveyor presented the plans to the Board. He noted this was a lot line adjustment on property owned by Joel Lanz that was separated by the town line of Lisbon. The actual section of the property to be adjusted is in Lisbon. He noted that the road frontage would still meet the requirements at 203'. The reason behind the lot line adjustment is that during a survey of the properties it was discovered that the shed currently on Mr. Lanz property was partially on the property currently owned by Koopman Revocable Trust. The lot line adjustment would position the shed on Mr. Lanz property completely. It was decided and noted that because the line being adjusted fell on the Lisbon side of the lot the Sugar Hill Planning Board felt reviewing the checklist of this hearing necessary. The Lisbon Planning Board would be holding a preliminary hearing on this on January 8. Once the Lisbon Board had the hearings the Sugar hill Planning Board would need to sign off on the plans to be filed with Grafton County. The Planning Board was all in favor of this lot line adjustment as presented. **PASSED UNANIMOUSLY**

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

The Board received copies of the statement of support of application for site plan review submitted as part of the application submitted by Blue Sky Towers for the preliminary joint meeting between the Zoning and Planning Boards being held on Tuesday, January 27 at 5:30PM. The completed application can be viewed in the Selectboard's office before the hearing.

With no more business, on a motion made by Arthur Chase, seconded by Jim Keefe the meeting was adjourned at 6PM.

Submitted by:

Amy Venezia

Secretary to the Planning Board