

Sugar Hill Planning Board

February 4, 2026

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

Absent: Mike Valentine

Guests: Judy Sawyer, Larry Sawyer, Doug Glover, Red McCarthy, Betsy McConnell, Evan McConnell, Carl Hjelm, Allan Clark, Elizabeth Steele, Matthew Steele, Leah Micalizzi, Claudia Hunt, Rebecca Burbank, Ray Dionne, Charlie Wolcott, Shawna Murphy, Beth Horan, Philip Beaulieu, Janice Kranz, Gerry Strathmann, Timothy Burbank, Gardner Kellogg, Brian Beaulieu

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, February 4, 2026. On a motion made by Steve Monsein, seconded by Arthur Chase the minutes of the January regular meeting were moved to be approved.

PASSED UNANIMOUSLY

The Board discussed accepting the application and after some discussion it was decided to hold off on the acceptance of the application.

Split Rock Partners, LLC

Tax Map #226 Lot 16

4 lot Subdivision

Preliminary Hearing

Gardner Kellogg, Surveyor presented plans to the Board for review of a proposed 4 lot subdivision on 44 acres on Dyke Road in Sugar Hill. The proposed subdivision consists of 2 driveways accessing 4 lots; where 3 are under 5 acres and 1 32.82 acres to minimize impact on wetlands and field areas. Phillip Beaulieu, Engineer for Headwaters Consulting, LLC presented his report to the Board and discussed using plans on a TV screen for the Board and those in attendance to see. He explained that a drainage analysis was completed on August 7, 2024 on the property. The analysis was completed using Hydro CAD stormwater Modeling Software to estimate peak runoff rates for the 2-, 10-, 25-, and 50-year storms for both pre and post development. The property contains three intermittent stream channels and is mostly forested. Five culverts along Dyke Road were chosen for analysis points due to all runoff that flows to Dyke Road. The watershed drainage areas were delineated in AutoCAD Civil 3D using a 2-foot contour interval topography generated from 2015 LIDAR data downloaded from NHGRANIT. The analysis revealed increased runoff volumes at several points leading to the design of two detention basins with infiltrative capacity to mitigate these increases. He noted all proposed drainage structures, such as culverts, ditch lines, and detention basins were sized to accommodate peak flows during the 50-year storm as required in the Town of Sugar Hill Subdivision Regulations Section IV, 4.4 (9). The design also included stone level spreaders at culvert outlets to prevent erosion and sedimentation, as well as temporary and permanent erosion control measures during and after construction.

Margo Connors asked if they calculate for tree cutting on the lots. Mr. Beaulieu stated that the analysis does account for that. Patty Robertson asked if the field that was previously noted as being left untouched at the conceptual hearing was now going to have a driveway. Beaulieu answered yes there was a proposed driveway going through the field and the design proposed would blend it in from one angle to another. Robertson also asked about the proposed culverts. Beaulieu answered that the proposal would replace the current metal pipe with a newer one. He also stated there was no plans for ditching except for immediate driveways. Steve Monsein asked if perk tests were completed. Gardner Kellogg stated that they had been done on the 3 lots under 5 acres. A discussion about the ledge on the property and

sloping was had. The group discussed water flow calculations and soil types for development projects. They clarified that soil depth and type affect water runoff calculations, with deeper soils generally allowing more runoff.

Fire Chief Allan Clark addressed the Board and presented a letter with his recommendations. He stated that the property is about 4 miles from the Fire Station and has no water for fire protection. He proposes three options for the property for fire protection. Option number 1 is a pond created along Dyke Road with a dry hydrant. Option 2 is to obtain permission from the current owner with an easement to the Town and utilize an existing pond on the westerly side of Hadley Road (Tax Map 226 Lot 20). Option 3 is installation of a 30,000-gallon concrete cistern. Chief Clark's letter also states a 12' driveway, with a maximum length of 1500 feet is critical for fire protection. Recommendation is that a driveway over 500 feet in length have a turnaround at the top that a Fire Engine can maneuver.

Road Agent Doug Glover and Town Engineer Red McCarthy reviewed the proposed plans with Mr. Beaulieu and some Board members. They were asked to put their concerns, questions, etc. in writing for the Board.

The meeting was opened up to the public for comments. Claudia Hunt, abutter asked if a wetlands permit had been applied for. It was answered that no wetlands permits were required. There was concern by many in attendance that the wetlands were not adequately presented due to the analysis being done in the summer of 2025 with a known drought in the area. Other comments included the known drainage issues currently and its effects on Dyke Road before development and the impacts of development adding to this already existing problem. The size and location of the basins, particularly one near an intermittent stream was questioned. The grading and clearing plans, which include assumptions for house sites of approximately 3,000 square feet per unit was discussed. Evan Carmean raised additional concerns about the potential impact of larger houses and driveways on water retention. Concerns were expressed about the potential impact of blasting and ledge removal on water flow, as well as the lack of detailed modeling for these effects. The group also discussed the need to consider the entire area, including potential clear cutting for views, which could affect drainage. Concerns were raised about the lack of binding obligations in the current plans, and the need for more specific requirements regarding house locations and detention basin construction was highlighted. It was stated that the Planning Board can put contingencies on the plan and any deed restrictions placed would be registered along with the plan at Grafton County. The Board agreed that reasonable restrictions should be considered, particularly regarding tree cutting and wetland protection.

Larry Sawyer, Chairman of the Sugar Hill Conservation Commission stated the commissions concerns about the wetlands on the property and they would like to see the property in the spring to assess it better.

Chairman Rob Hayward noted the Board had received two letters. One was from an abutter and one was a community member both stating concerns with the development of this property and its impact.

On a motion made by Rusty Talbot, seconded by Jim Keefe the application was moved to be accepted. PASSED UNANIMOUSLY.

Old Business/New Business

With no more business, on a motion made by Steve Monsein, seconded by Arthur Chase the meeting was adjourned at 8:15PM.

Submitted by:

Amy Venezia

Secretary to the Planning Board