

Sugar Hill Planning Board

May 19, 2026

Members: Secretary Amy Venezia, Patty Robertson, Arthur Chase, Chairman Rob Hayward, Kyle Kinsey (alternate), Margo Connors, Vice Chairman Steve Monsein

Absent: Rusty Talbot (Selectboard Rep), Mike Valentine

Guests: Mike Claflin, Andy Smith, Beth Horan

Chairman Rob Hayward called the meeting to order at 5:30PM on Tuesday, May 19, 2026.

The Board met for a work meeting to review and discuss the application from Split Rock Partners, LLC.

Margo stated that she had spoken to Selectboard member Chris Ellms and was informed that Chief Clark had met with the Selectboard prior to the May Planning Board meeting and it was discussed that the condition for the dry hydrant could not contain the \$5,000 requirement as written. Chairman Hayward and other members of the Board had not heard this and it was still listed in the conditions proposed by Chief Clark at the last regular board meeting. Chairman Hayward will follow up on this with the Selectboard for additional clarification prior to the June meeting.

ACT is still actively trying to meet the July deadline to purchase this property and have until the beginning of July to meet the requirements. Andy Smith stated that they would still like to continue with the approval process at this time.

There was a discussion about the bond requirement and when the infrastructure would be required to be built. After a lengthy discussion and review of the plans, there was agreement that the total infrastructure would not have to be done prior to the sale of a lot but at the time that a lot was sold and driveway permit was applied for. An example that was used is if lot 3 sold and the owner wanted to install a driveway the bond would be placed and infrastructure would be built for the shared driveway for lots 3 & 4 up to where it is shared and splits off. The infrastructure for lots 1 & 2 would not be bonded or built until such time as an application for a driveway permit was filed for one or both of those lots. Chairman Hayward will contact the Town Attorney for additional clarification on RSA 674:36, IV about bond requirements.

There was a discussion and Vice Chairman Monsein requested that Split Rock Partners consider and agree to extending the approval until the August meeting at such a time it would be known if the sale of the land to ACT had or had not gone through. Split Rock Partners did not agree to this and wish to proceed with a continuation of the final hearing at the June meeting.

It was noted that as of this meeting Red McCarthy, Engineer & Doug Glover, Road Agent have not completed their review of the culverts and drainage. Chief Clark has not conducted his review of the pond on Hadley Road or contacted the property owners of this pond as well. Both of these things would be contingent on any such approval.

Split Rock Partners presented a proposal for conditions to the Board for review. The conditions were reviewed and the Board discussed the conditions that were drafted by Vice Chairman Monsein together.

1. Prior to the sale and/or transfer of any portion of the real estate shown on the Plan, all common driveways, culverts, drainage structures, including the improvement of the existing drainage ditch between the two culverts along the frontage of lot 1, detention basins, cisterns, dry-hydrates as well as all utilities shall be fully constructed, installed and conform in all manner as shown on the Plan (the Project) and reviewed, thereafter, by Sugar Hill Planning Board (the

Board) for final approval; **SKIPPED – Chairman Hayward will get clarification from Town Attorney - ? prior to issuing a driveway permit**

2. All proposed building structures shall be located within the area as shown on the Plan and the total roof areas of all structures on each building lot shall not exceed 3480 square feet; **All (Planning Board and Split Rock Partners) in agreement**

3. All driveways shown on the Plan must provide for sufficient turn around for fire equipment and any other emergency vehicles which design and location must be approved by the Sugar Hill fire chief; **All in agreement**

4. The owners of Lots 3 and 4, as well as their successors and assigns, shall contribute equally to the maintenance of their common driveway and the detention basin shown on Lot 3, and the owners of Lot 1 & 2 shall be equally responsible for the maintenance of their common driveway as shown on said Plan as well as the detention basin shown on Lot 2. All detention basis must be maintain as originally designed to properly accommodate all water runoffs; **All in agreement**

5. All of the foregoing must clearly appear on any deed out of any portion of the land shown on the Plan and shall be considered restrictions that run with the land; **All in agreement**

6. The Applicant agrees as a further condition to the approval of the Plan, it shall contribute at the request of the Board the sum of \$5,000.00 toward all necessary construction for a dry-hydrant and/or cisterns, including all required dredging to insure proper depth for water storage. The location and specifications of such water sources shall be at the sole discretion of the Sugar Hill Fire Chief, and shall be in place prior to the sale or transfer of any portion of the Premises; **All in agreement – Chairman Hayward will follow up with the Selectboard about the monetary requirement being removed**

7. Lot 1 shall not be further subdivided which prohibition shall appear on the Plan as well as on all deeds out of Lot 1 said restriction shall run with the land comprising Lot 1; **All in agreement – already on the plans as a note**

8. It is acknowledged by the Applicant that all plans and calculation of Headwaters Consulting, LLC, as presented to the Board by Phillip Beaulieu on behalf of the Applicant have been relied on by the Board in its consideration of approval of the Plan and deem same to be accurate; **All in agreement**

9. As further condition to the approval of the Plan and prior to the construction of any aspect of the work described in paragraph 1 hereof, the Applicant shall post a monetary bond in a sufficient amount determined by the Board to guarantee the 100% completion of the Project. Said bond shall be in place until the Project is completed and renewed as required. The Applicant shall provide the Board at its request, from time to time, documentary evidence that said bond is in place. **Chairman Hayward will get additional clarification on this with Town Attorney**

Chairman Hayward will contact the Town Attorney and let everyone know of the results.

With no more business, on a motion made by Margo Connors, seconded by Steve Monsein the meeting was adjourned at 6:50PM.

Submitted by:

Amy Venezia

Secretary to the Planning Board