

**Planning Board of Sugar Hill
October 3, 2012**

Members: John Strasser, Arthur Chase, Chris Thayer, Rob Hayward, David Thurston, Rebecca Brown, and Amy Venezia

Guests: Todd Workman, Ed Cenerizio, Margo Connors, Greg Connors, Larry Ring, George Hartmann

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, October 3, 2012. It was noted that Sidney Regen's name was spelt wrong in the September minutes. On a motion made by David Thurston, seconded by Arthur Chase the minutes were moved to be approved with the spelling of Sidney Regen's name. PASSED UNANIMOUSLY.

**Gary Shipko
Lot Line Adjustment
Tax map # 230 Lot #8
Final Hearing**

Mr. Shipko did not show up for the hearing. Hearing will be continued until the December meeting.

**Todd Workman
Request for Restoration of Merged Lot
Sunset Hill Road**

It was noted that Rob Hayward excused himself from the Board due to a conflict of interest and turned the meeting over to Vice Chairman David Thurston.

Todd Workman addressed the Board and stated that he was present tonight on his request for a restoration of the Annex and Homestead properties. He explained that he is the mortgage holder on the Annex property and was at the time of the merger approved by the Planning Board previously but was not noticed of the hearing at that time. He is asking the Board to reverse their previous decision that merged these 2 properties, because this merger created an artificial partnership between 2 different mortgage holders. He stated that time is of the essence as a foreclosure on the property is in the near future. Mr. Workman stated that a merger completed without the first holders consent shall be non-binding and feels that this is supported by NH RSA 676:4.

The Planning Board explained that if this merger were to be undone there would not be enough acreage for the Homestead to operate as an Inn. It was noted that the Town Attorney was scheduled to be present at this hearing and the Planning Board was not comfortable making a decision without his review of this request.

John Stasser made a motion to consult with the Town Attorney and have a decision to Mr. Workman by 6PM on Wednesday, October 10, 2012, seconded by Rebecca Brown. PASSED UNANIMOUSLY.

It was noted that Rob Hayward rejoined the Board.

The Board continued a discussion on the request by Todd Workman. Rebecca Brown made a motion to not approve Mr. Workman's request in rescinding the merger pending Town Council review, seconded by Chris Thayer. PASSED UNANIMOUSLY. Chairman Hayward will contact the Selectmen's office to have them contact the Town Council.

Old Business/New Business

Amy will mail out the draft of the survey for the Master Plan development that was discussed at the September 18th special meeting.

With no more business, on a motion made by Arthur Chase, seconded by David Thurston the meeting was adjourned. PASSED

Submitted by:

Amy Venezia
Secretary to the Planning Board