

Sugar Hill Planning Board

November 6, 2024

Members: Arthur Chase, Secretary Amy Venezia, Vice Chairman Steve Monsein, Alternate Kyle Kinsey, Patty Robertson, Chairman Rob Hayward, Margo Connors, Mike Valentine, Jim Keefe

Absent: none

Guests: Tara Bamford (via Zoom)

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, November 6, 2024. On a motion made by Jim Keefe, seconded by Steve Monsein the minutes of the October meeting were moved to be approved. PASSED UNANIMOUSLY

Conceptual Hearing

Jacob Serino

Lot Line Adjustment

158 Toad Hill Rd

Jacob came before the board tonight with a conceptual hearing for a lot line adjustment on the property located at 158 Toad Hill Road. He is the executor of the estate. He presented a completed application to the Board and would like a final hearing in December.

Master Plan Review

We reviewed the list of assignments. All updates need to be emailed to Tara by Friday, November 22.

The Board reviewed the maps in the current plan and discussed which ones might need updating. Discussed steep slopes and driveways. Chairman Hayward noted that this was discussed years ago and it was decided if they could get a septic permit and a building permit then they would be advised of the potential risk if emergency equipment was not able to make it up the driveway. Margo will discuss this with the other Selectmen. We reviewed the rest of the sections and noted the following:

- Keep recommendation to be farm friendly and add agri-tourism to Agriculture section
- Small business – zoning requires special exception for all businesses – review
- Discussed wind energy
- Reviewed recommendations in laying future development
- Public Education- could we create a flyer to incorporate hillside/ridgelines, wildlife, lighting. We will remove bullet number 1
- Other changes – page 29 remove 3rd bullet, page 40 add survey %, page 39 add %, page 44 add sentence, page 45 & 46 match land use, page 48 added reason why we are not making a zoning change when survey results wanted to

Old Business/New Business

Margo Connors and Rob Hayward signed the amendment for the contract with Tara. Tara will let Jen know what is anticipated for payments through the end of 2024.

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

Submitted by:

Amy Venezia, Planning Board Secretary