

Sugar Hill Planning Board

February 5, 2025

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

Guests: Tara Bamford (via Zoom), Gardner Kellogg, Steve Horan, Beth Horan

Absent: Patty Robertson, Arthur Chase

Chairman Rob Hayward called the meeting to order at 5:30PM on Wednesday, February 5, 2025. On a motion made by Steve Monsein, seconded by Jim Keefe the minutes of the January meeting were moved to be approved. PASSED UNANIMOUSLY

Split Rock Partners, LLC

Conceptual Hearing

Major Subdivision

Tax Map 226 Lot 16

Gardner Kellogg presented the plans to the Board. It was explained that the proposal is for a 4 lot subdivision on Dyke Rd. Total acreage to be subdivided is 44.43 acres with lot 1 =32.82 acres, lot 2 = 3.07 acres, lot 3= 4.31 acres, lot 4= 4.22 acres. It was noted that there would be a shared driveway for lots 1 & 2. No perk tests have been done yet on the 3 lots with acreage below 5 acres but will be completed soon. They have not spoken to Road Agent Doug Glover but will contact him to discuss driveway placement. Application was taken and will be submitted to proceed with Preliminary Review.

Master Plan Review: More clarification still needs to be done with the library section. Amy will work on getting this completed and submitted to Tara before March meeting.

Reviewed the emergency response section and made some suggestions for changes.

Board began to review the action plan items. The following plan sections were reviewed and ok with the Board members.

- Groundwater
- Surface water resources
- Forest lands
- Agricultural lands
- Wildlife habitat
- Scenic resources
- Dark night skies
- Quiet
- Recreation

Board member encouraged to review other action plan items to be discussed at March meeting.

Old Business/New Business

With no more business, on a motion made by Jim Keefe, seconded by Steve Monsein the meeting was adjourned at 7PM.

Submitted by:

Amy Venezia, Planning Board Secretary