

Zoning Board of Sugar Hill

June 25, 2024

Members: Mike Hern, Jim Keefe, John Colony, Amy Venezia, Sarah Pinney, Ed Cenerizio

Guests: Kathy Cote, Dennis Cote, Mike Cavanaugh, Evan Cameron

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, June 25, 2024.

Case 24-02

Mike Cavanaugh

Special Exception

Mike Cavanaugh explained to the Board that he would like to convert more space on the property located at 580 Rt 117 into apartments. It currently has 2 apartments in existence in the large building and he would like to add some additional 1-2 bedroom apartments. He does not have a set plan yet on how many exactly he would like to add but is thinking no more than 10. He has not researched the current septic and how many bedrooms it has the capacity for but will look into that. Chairman Hern explained that the road needs to be at least 15 feet wide per the zoning ordinance. Abutters Kathy and Dennis Cote spoke in favor of this exception and would be happy to see additional housing be added.

Chairman Hern closed the public hearing part of the meeting so the Board could deliberate. It was noted that this was already a non-conforming lot per zoning ordinance for acreage; Article 14. Board members were polled on their thoughts and consensus in favor but limiting number of apartments. Parking was not seen as an issue with adding additional apartments as there is adequate space for that. Mr. Cavanaugh explained that he was currently working on the parking area to improve the drainage so it would be improved.

Chairman Hern made a motion to grant the special exception with a maximum of 6 apartments. PASSED UNANIMOUSLY.

Chairman Hern explained that he would email the decision to them tomorrow and that starts the 30 day clock in which any abutter can come forward with any concerns. After the 30 days the decision is cast in stone and they can move forward with the plans.

The minutes of the May 21, 2024 meeting were moved to be approved and accepted. PASSED UNANIMOUSLY

The Board thanked Mike Hern for his years of service to the Zoning Board and as Chairman. Vice Chairman John Colony will be the interim Chairman of the Board until a permanent replacement is found.

With no further business, the meeting was adjourned at 6:30PM.

Submitted by:

Amy Venezia

Secretary to the Zoning Board