

Town of Sullivan, NH
Planning Board
Meeting Minutes, January 4, 2023
Sullivan Town Hall

Members present: Leslie Casey (chair), Timothy Newcombe (secretary), Laura Lewandowski, Paul Bolduc, (select board), Chris Pratt, Adam Cullis (Alternate), Nick Perra (Alternate), Brenna Manuel (Planning Clerk, residing in Stoddard)

Public present: Robin Oke (Hubbard Rd, currently residing in Gilsum)

A. The meeting was convened by Chairman L. Casey at 7:00 p.m. and roll call was taken. All members of the planning board and public provided their names and addresses. B. Manuel introduced herself as the new Planning Clerk. N. Perra introduced himself as a new alternate member, filling the position vacated by Ann Sweet.

B. C. Pratt moved to approve the minutes for the regular meeting of November 2nd, 2022. T. Newcombe seconded. Passed by unanimous consent of the planning board.

C. Driveway Permit Application, Hubbard Rd (R. Oke)

The driveway application, the road agent's memo regarding the application, and supporting documentation provided by R. Oke were reviewed by the planning board. C. Pratt mentioned that Hubbard Rd was historically a rural road with little development. Since the 1960's the road has been developed and now the road is both heavily developed and traveled. C. Pratt mentioned that when the land was surveyed during the sub-division the surveyor stated the current access point would not meet the requirements for a driveway permit, and a proposed curb cut was noted on the plat.

R. Oke stated his position on why the existing access point is safe and that the real safety issue is the blind corner. After some discussion R. Oke agreed that he will move the entrance of his driveway 15 feet to meet the 200' requirement. L. Casey asked R. Oke to resubmit his application with the correct information. All agreed that no new site walk would be needed, and L. Casey agreed to present the revised permit application to the Road Agent for signature.

D. Other Planning Board Items

1. Planning Clerk Hire- L. Casey provided context for the new role of Planning Clerk.

2. Master Plan 2025 update planning- The Town of Sullivan was awarded a \$45,000 InvestNH Housing Planning Opportunity grant by the state. L. Casey said volunteers were needed to participate in Housing Academy on housing needs and community outreach. N. Perra offered to participate. L. Casey said Wendy Pelletier, Conservation Commission Chair, had also volunteered. C. Pratt said he would also talk with Gaynelle Pratt about it.

E. C. Pratt moved to adjourn at 7:50. L. Casey Seconded. The meeting was adjourned by unanimous vote of the planning board.

Respectfully submitted,



Timothy Newcombe
Secretary Pro Tem