

**Town of Sullivan, NH  
Planning Board  
Meeting Minutes, May 1st 2024  
Sullivan Town Hall**

Members present: Christopher Pratt (chair), Wendy Pelletier, Timothy Newcombe (secretary), Adam Cullis (Alternate), Laurie Goldsmith (Alternate), Paul Bolduc, Laura Lewandowski

Public Present: Bob Switzer, B.J. Wahl, Leslie Casey, Trish Yarosz, Jason Yarosz, James Price, Jeff Burbank, Laura Gray

- A. The meeting was convened by the Chairman C. Pratt at 7:00.
- B. Organizational Meeting and Election of Officers. C. Pratt nominated for Chairman by L. Lewandowski. Seconded by T. Newcombe. C. Pratt accepted nomination. T. Newcombe nominated for secretary by L. Lewandowski. Seconded by L. Goldsmith. T. Newcombe accepted nomination.
- C. Approval of the minutes from regular meeting, March 6th, 2024. T. Newcombe moved to approve the minutes. Seconded by L. Lewandowski. W. Pelletier abstained as she was not present. All other members voted to approve the minutes as submitted.
- D. Public Hearing- Master Plan:

**Updated Vision Chapter**

L. Casey, a member of the Housing Task Force, asked that in the second paragraph, the second sentence be removed. The reason behind the request was that the public hearing sessions were not used to develop the Vision Statement and that the statement was inaccurate.

T. Yarosz asked for clarification on the second to last bullet which starts with, "A town whose ordinance allow for a range of safe, sanitary..." She wanted to know what types of housing stock would be included and what sanitary meant. C. Pratt explained the housing stock could be varied to include cluster housing, single family and multifamily housing. C. Pratt referenced the desire to hire a building inspector to ensure new development was sanitary.

**Updated Housing Chapter:**

No public comments. C. Pratt moved to close the public hearing at 7:20

- E. Board Discussion of the Vision and Housing Chapters.  
  
C. Pratt said he supports removing the second sentence of the second paragraph as suggested by L. Casey in the public comments. A. Cullis asked for clarification on why the sentence should be removed. T. Newcombe explained that the purpose of the public hearings was not in fact used to develop the Vision Statement.

C. Pratt asked what the differences were between the last Vision Statement from the 2015 Master Plan and the new Vision Statement. The board discussed the differences between the two Vision Statements.

There was a discussion about how future state statues and laws may supersede town ordinances. P. Bolduc asked if we should include a sentence about how state regulations may impact future town ordinances. A. Cullis asked for clarification on the sentence pertaining to Sullivan's code not incentivizing workforce housing. A. Cullis asked whether the town is violating a law or not providing enough of incentives.

There was a lengthy discussion on the definition of workforce housing. L. Casey read the RSA which defines workforce housing. A. Cullis stated that some sections of housing chapter seemed to demean the way the town is currently run. He questioned whether those sentiments reflect the general opinions of the residents of the town.

C. Pratt agreed that the sentence in question is confusing and should be revised. W. Pelletier suggested that we should send this back to Housing Task Force to address the areas of concern.

**F. Site Plan Review J. Burbank, Old Concord Rd:**

J. Burbank provided the history of his proposal and approval for a commercial enterprise from the ZBA. C. Pratt clarified that the site plan review is separate from the ZBA approval. C. Pratt mentioned we need a Plat Map in order to review the site plan. J. Burbank expressed concerns about paying a large amount of money upfront for a survey if his site plan is ultimately rejected. J. Burbank asked for a conditional approval from the planning board with the requirement that a survey be completed before final approval. C. Pratt stated that a survey must be completed and submitted as part of the site plan review before an approval would be granted.

**G. Driveway Permit, lot access- Valley Road (lot 04-22-002, D. Wagner):**

Mr. Wagner's driveway was discussed, and it was decided that no action needed to be taken at this time. However, should Mr. Wagner change the use of the property (i.e. build a house,) then he will need a new driveway permit.

**H. Other Planning Board Items**

1. Regulatory Development: L. Casey stated that the town approved \$8000 for regulatory development but that there are no plans at this time for how that money will be used. C. Pratt will approach the Board of Selectman to request that they engage a consultant to come up with a regulatory development.
2. Selectman Update: P. Bolduc said there were no updates.

**I. The meeting was adjourned by unanimous vote of the planning board at 8:18 PM.**

Respectfully submitted,



Timothy Newcombe  
Secretary