

Town of Sullivan, NH
Planning Board
Meeting Minutes, July 5th, 2023
Sullivan Town Hall

Members present: Laura Lewandowski, Leslie Casey, Chris Pratt (chair), Adam Cullis (Alternate), Nick Perra (alternate), Laurie Goldsmith (alternate),

Public present: Wendy Pelletier (Cardinal Surveying), Dan Corindia (Jenkins Lane)

- A. The meeting was convened by Chairman C. Pratt at 7:00 p.m. and roll call was taken.
- B. Approval of minutes-Laura Lewandowski moved to adopt the minutes as written. A. Cullis seconded. Passed by unanimous vote of the Planning Board.
- C. Wendy Pelletier submitted subdivision proposal for John and Jean Hoffman for review. She asked the Planning Board to get input from Avitar on what the lot number should be.
- D. Driveway Permit Extension application for Elizabeth Newcombe, South Road (Tax map 5, Lot #41-001)-Original deadline July 5th. Expects to finish by end of July. Driveway needs to be finished at least to end the road. C. Pratt suggested giving time to next meeting (due diligence). L. Casey proposed deadline end of August. C. Pratt made motion, L. Casey seconded to extend deadline to Aug. 31. C. Pratt noted that the culvert had been installed.
- E. Driveway Permit for David Wagner, Valley Road (Tax map 4, Lot 22-002) lot access - C. Pratt reported that an ad hoc driveway committee comprised of Todd Smith (Sullivan Road Agent), Adam Castor, A. Cullis, C. Pratt, and Wendy Pelletier and Becky Cummings (Conservation Commission) met for a site walk on July 1st at 10 AM. There were no concerns from the committee or Conservation with the proposed lot access. 15' wide ok. T. Smith wrote a letter with his comments. A. Cullis brought up issue of the locations of utility poles; driveway won't be near this line. Permit approval: Pratt motioned, L. Casey seconded. All in favor. C. Pratt will send Wagner a copy of the Permit and letter from the Road Agent.
- F. Other Planning Board Items
 1. Gravel Excavation Regulation amendment – The draft Sullivan Regulations Governing Earth Excavations based on model regulations from the State was reviewed.
 - A new section on Excavations Having Regional Impact was added
 - Section 11.D Fees would be replaced with language similar to what is in the Sullivan Site Plan Review Regulations
 - L. Casey noted typos on several pages
 - Section XII.A.3 – Zoning district boundaries are not applicable

- L. Casey asked if there was any merit to adding language from the current Sullivan regulations regarding hauling or setbacks from wetlands. The board's feeling was that those additions were not needed

C. Pratt asked if the document was ready to go for a public hearing, or is another draft needed for the August meeting. The board agreed that since there would be no substantive changes to the next version that we should go ahead with holding the hearing in August.

2. Master Plan Update-C. Pratt reported that he has been in contact with the Fire Department and Highway Department about updating their sections. He noted that Fire and Highway were historically big budget items

3. HOP Grant

- L. Casey said she will be submitting an application for Phase 3 (Regulatory Development) pending approval by the Selectmen
- L. Casey reported on the June 15th Housing Potluck, citing public consternation over Workforce Housing. The Housing Task Force will host a series of public information sessions on housing, since the fast pace of engagement on housing did not seem to reach people. The first session will be on Accessory Dwelling Units and an ADU expert will be brought in. Postcards will be sent out to announce the series. There was additional discussion of the Housing Potluck. A. Cullis asked about the law about providing reasonable opportunity for workforce housing. L. Casey presented a summary from the NH Municipal Association of the law (RSA 674:58-61). C. Pratt reminded attendees that Sullivan is a municipality subject to State regulations. NH is not a "home rule" state.
- D. Corindia commented that the Potluck was both good and bad, but the level of involvement by townspeople is positive.
- L. Casey said that it is hoped that the planned community engagement efforts will yield an updated Vision Statement that reflects what the town wants and will be reflected throughout the updated Master Plan.

G. Selectmen Report - none

Meeting adjourned at 8:15 PM by unanimous vote of the planning board

Respectfully submitted,



Brenna Manuel, Planning Board Clerk