

**Town of Sullivan, NH**  
**Planning Board**  
**Meeting Minutes, September 4th 2024**  
**Sullivan Town Hall**

Members present: Christopher Pratt (Chair), Wendy Pelletier (Member), Timothy Newcombe (Secretary), Virginia DeAngelis (Select Board), Laurie Goldsmith (Alternate)

Members Absent: Nick Perra (Alternate), Laura Lewandowski (Member), Adam Cullis (Alternate),

Public Present: Doug Valley

- A. C. Pratt called the planning board to order at 7:00 PM. Laurie Goldsmith was elevated to a full member for the meeting
- B. Approval of Minutes from Planning Board meeting, August 7th, 2024. Planning Board. C. Pratt moved to approve the meeting with a few grammatical corrections. W. Pelletier moved to approve the minutes with the proposed corrections. Seconded by L. Goldsmith. Passed by unanimous vote of the planning board.
- C. D. Valley provided a preliminary plan for his land located on Route 9. He asked for some general guidance. C. Pratt mentioned that any guidance provided by the planning board is unofficial and non-binding. C. Pratt mentioned that route 9 is a Class 1 State Road and that building a new private road would need to be approved by the State. There was a general discussion about possible uses of the land such as cluster housing, putting in a gas station, and three-season tiny homes. C. Pratt said once a more solid plan comes together he can come back to the planning board for further guidance. A preliminary site plat map was submitted to the planning board for record.
- D. Driveway- Wagner, Valley Road- Initial approval was granted for a driveway to access his lot by the planning board. The road agent confirmed that the access met the town's specifications. He pointed out that if the access was to be turned into a driveway the owner would need to widen the access and put in a paved apron. The planning board agreed that if the use of the access was changed to a driveway the proposed improvements would need to take place. Given its current use, no further actions need to be taken.
- E. Continue Public Hearing- Master Plan, Department Chapters: School District and Roads: Public hearing opened at 7:30 PM. No members of the public were present. The public hearing was closed at 7:31. C. Pratt opened the planning board discussion with a review of the changes to the two sections under review.

- F. Selectman Update, V. DeAngelis gave a brief update about how the select board is pushing for more clear markers on houses so that emergency services can more easily identify houses in the case of an emergency.
  
- G. W. Pelletier moved to end the meeting at 7:57. Seconded by L. Goldsmith. The meeting was adjourned by unanimous vote of the planning board.

Respectfully submitted,

  
Timothy Newcombe  
Secretary