

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

**Members Present:** Christopher Pratt (Chair), Timothy Newcombe (Secretary), Laura Lewandowski (Member), Adam Cullis (Alternate), Laurie Goldsmith (Alternate), Paul Bolduc (ex officio)

**Members Absent:** Wendy Pelletier (Member)

**Public Present:** Richard and Linda Blanchard

- A.** C. Pratt Called the meeting to order at 7:00 PM. A. Cullis was elevated to a full board member in the absence of W. Pelletier.
- B.** Approval of Minutes from Planning Board, November 6<sup>th</sup> 2024. T. Newcombe made a motion to approve the minutes as written. Seconded by L. Lewandowski. Approved by unanimous vote of the planning board.
- C.** Conflict with January 1<sup>st</sup> Meeting date- The planning board agreed to meet on January 1<sup>st</sup> regardless of the holiday.
- D.** Richard and Linda Blanchard Subdivision- 162 Gilsun Rd-The Ad Hoc Committee comprised of W. Pelletier and C. Pratt met on 11/18/24 to review the subdivision plan and noted the omission of the 4K area location where the new septic system is going and that the foundation does not meet the setback requirements. C. Pratt opened the public hearing at 7:05 related to accepting the subdivision plan as submitted. The planning board reviewed the checklist and determined the plat map needed to be updated to reflect the location of the septic area and test pits. It was also noted the Blanchards have received approval from the ZBA for the foundation not being within the setback requirement. C. Pratt closed the public hearing at 7:10. T. Newcombe made a motion to not accept the application as complete. Seconded by A. Cullis. The planning board unanimously agreed to not accept the application until the plat is updated. A. Cullis made a motion to postpone consideration of the subdivision application until the meeting on January 1<sup>st</sup>. Seconded by T. Newcombe. Passed by unanimous vote of the planning board. The Blanchards indicated that the correction should be completed by then.
- E.** Master Plan- Final Draft- C. Pratt passed out a rough draft of the final draft. All members of the planning board will review it in preparation for the January meeting.

- F. Selectman Update- P. Bolduc provided a brief update on the current priorities for the Board of Selectmen.
- G. Varia- C. Pratt notified the planning board that he informed James Huddleston that his driveway permit was not accepted as it did not meet the frontage requirements.
- H. A. Cullis made a motion to adjourn the meeting. Seconded by L. Lewandowski. The meeting was adjourned by unanimous vote of the planning board at 7:27.

Respectfully submitted,



Timothy Newcombe  
Secretary