

**Town of Sullivan, NH
Planning Board
Meeting Minutes, August 6th 2025
Sullivan Town Hall**

Chairman: Wendy Pelletier

Members: Timothy Newcombe (Secretary), Laurie Goldsmith (Alternate), Virginia DeAngelis (ex officio),
Laura Lewandowski (Member)

Members Absent: Trish Yarosz, (Alternate), Adam Cullis (Member),

Public Present:

- A. The meeting was called to order at 7:01. L. Goldsmith was elevated to the role of a member for the meeting in the absence of A. Cullis.
- B. Approval of Minutes from Planning Board Meeting, June 4th 2025. Section E., Paragraph One was edited for clarity. L. Lewandowski moved to approve the revised minutes. Seconded by T. Newcombe. Minutes approved by unanimous vote of the planning board.
- C. Approval of Minutes from Planning Board Meeting July 2nd, 2025. L. Goldsmith asked to edit paragraph F. to change "Seconded by L. Lewandowski" to "Seconded by L. Goldsmith". A. Cullis name was listed as an alternate, but he is a full member. T. Newcombe moved to approve the minutes as amended. Seconded by L. Goldsmith. The minutes were passed by unanimous vote of the planning board.
- D. New Business: Application Form Review: Planning Board unanimously agreed to extend Judd Driveway permit on Gilsum Rd by 6 months.
- E. Organization: No new topics for discussion
- F. Selectman Update- V. DeAngelis provided an update on the select board's plan to review and amend the town's fee structure. They will do a holistic review of all the fees and come up with recommendations to improve the town's fee structure.
- G. Varia- W. Pelletier provided a brief update on the Keene Planning Board meeting related to the G2 expansion application. G2 requested a further extension to their application. The Keene Planning Board granted them an extension until the August meeting. Many members of the public from Keene, Gilsum, Roxbury, and Sullivan provided feedback to the Keene Planning Board.

W. Pelletier asked to move the next Planning Board Meeting to September 10th due to a scheduling conflict with the ZBA on September 3rd. All members of the planning agreed to move the meeting. The new meeting time will be posted publically.

H. T. Newcombe made a motion to adjourn. Seconded by V. DeAngelis . The planning board meeting was adjourned at 7:41 by unanimous vote of the planning board.

Respectfully submitted,



Timothy Newcombe
Secretary

Town of Sullivan, NH
Planning Board
Meeting Minutes, September 10th 2025
Sullivan Town Hall

Chairman: Wendy Pelletier

Members: Timothy Newcombe (Secretary), Virginia DeAngelis (ex officio), Laura Lewandowski (Member), Trish Yarosz, (Alternate), Adam Cullis (Member)

Members Absent: Laurie Goldsmith (Alternate)

Public Present: Robert Anderson (367 Valley Rd), James Henzel (32 Apple Hill Rd), Lucius Parshall (Marlborough, NH)

- A. The meeting was called to order at 7:05 by W. Pelletier
- B. Approval of Minutes from Planning Board Meeting, August 8th, 2025. V. DeAngelis moved to approve the minutes. Seconded by T. Newcombe. Minutes approved by unanimous vote of the planning board.
- C. New Business: Application Form Review: NHDOT/Fibercast Subdivision Application. W. Pelletier recused herself as she is the applicant. W. Pelletier elevated T. Newcombe to acting chair. A. Cullis moved to accept the application as complete. Seconded by V DeAngelis. The application was accepted as complete by unanimous vote of the planning board (W. Pelletier did not vote).

W. Pelletier presented the plan. She described the .25 acre lot that is currently owned by the state. The state required a full subdivision plan. Because this is not a residential building it does not meet any of the requirements for a building permit. The applicant will have to get a variance from the ZBA to allow the construction of the small utility building. There will be no septic as this will be a commercial building without facilities. The intended use is a utility building owned by Fibercast (Internet Provider).

V. DeAngelis described the area and the hope the building will be largely unseen from the public roads.

J. Henzel asked what size of building would be placed on the new lot. He also inquired about where the Fibercast line will be coming from. W. Pelletier said these questions will be addressed during the ZBA meeting by Fibercast.

T. Newcombe closed the public hearing at 7:43.

T. Newcombe asked to entertain a motion to conditionally approve the subdivision contingent upon the ZBA granting the requested variances and the plan being updated to include the larger

lot that this being sub-divided from. V. DeAngelis moved to conditionally approve. Seconded by L. Lewandowski. Approved by unanimous vote of the planning board. W. Pelletier resumed her role as chairman after the approval vote.

- D. Organization- The planning board briefly discussed two new pieces of legislation. One pertaining to building on class six roads. The second related to Additional Dwelling Units. W. Pelletier stated that the planning board will be required to review and update our ordinances to comply with the new state laws.
- E. Selectman update- None
- F. T. Newcombe moved to adjourn the planning board meeting at 8:39. Seconded by L. Lewandowski. The meeting was adjourned by unanimous vote of the planning board.

Respectfully submitted,



Timothy Newcombe
Secretary