

Town of Sullivan
Zoning Board of Adjustment
Public Meeting for Huddleston Variance
March 6, 2025, 7pm

Present: Aimee Fador, Laura Lewandowski, Stephen Parker, Brad Smith, Bob Switzer, BJ Wahl, Clerk

Public: James Whitney

- The meeting was reopened at 7:00 pm on a motion from Bob, seconded by Stephen.
- Bob explained that Attorney Boutin had requested a continuation, to allow the Board more time to look at the 3 maps for the driveway that we received this week.
- Our attorney, Gary Kinyon, suggested moving the next meeting to an April date. The Board agreed on April 10th at 7 pm at the Sullivan Town Hall.
- Mr. Whitney said that the state of NH requires a maximum grade of 15% for a driveway.
- Bob has talked to both Fire Chief Al Henry and surveyor Wendy Pelletier. Wendy says that the driveway is really in the purview of the Planning Board. Al Henry will not be available for the next meeting but said he will provide a statement regarding the driveway.
- It was decided that when the meeting is reconvened in April, the Board will deliberate the 5 questions as they relate to the two variances that have been requested. Bob noted that per Atty. Kinyon's observation in the Planning Board's letter to Mr. Huddleston, that the Planning Board did not accept his application for a driveway permit because his lot lacks the required 200 ft. of frontage on a Class 5 road. Therefore there was no denial of a driveway permit.
- Brad said that Mr. Huddleston's engineer only needs to be at the meeting if we get into debating the actual driveway, which the Board really can't. However, the Board can consider the driveway as to its impact on the surrounding properties and neighborhood.
- Mr. Whitney asked about the original letter that he received, asking to reopen the old road. He wondered if the closure in 1876 showed the curved section or the straight section. Bob thinks that the straight section is a recent development but will ask the town historian, Chris Pratt. There are stone walls on the curved section. It is also not clear if the Bohannon property owns to the center of the old road. Mr. Whitney also brought maps of the old road.
- Aimee doesn't think that we need our own engineer nor that their engineer really needs to come to the next meeting.
- Bob made a motion, seconded by Stephen, that we continue the meeting to April 10th, 7:00 pm, at the Sullivan Town Hall. All aye.
- Bob made a motion, seconded by Stephen, that we adjourn the meeting. All aye. The meeting was adjourned at 7:18 pm.

Submitted by BJ Wahl, Clerk