

Meeting Notes

Re: Abbott Library Proposed Sunapee Harbor Site

Present: Roger Landry, Sunapee Zoning Administrator
Pete Blakeman Blakeman Engineering
Barbara Chalmers, Abbott Library

Prepared By: Barbara Chalmers

On the above date, those noted above met at Sunapee Town Hall. The following is a brief summary:

1. Pete reviewed the proposed site plan for the library at the Riverway Corp Main Street site with Roger.
2. A special exception for the front yard set back will be required. Since both adjoining properties (Old Town Hall and Marizelli's Deli) are located on the sidewalk edge, requirement for granting the exception is present.
3. Roger reviewed the regulation for building height within the setback zone, (25' maximum height from grade at building face, then sloping up to 40' max at 40' back from centerline of road). If the tower exceeds this, we will need to apply for a variance.
4. Maximum building height is 40' to highest roof edge from the *average grade at building perimeter*.
5. Filling of more than 12" within 50' of the river requires permission from the Planning Board.
6. Pervious walk and patio construction within 50' of the river is allowed.
7. Zoning ordinance has no specific library parking ratios. Recommendations from other ordinances would be helpful for Planning Board evaluation.
8. Pete recommends that the library schedule a planning board consultation meeting for August to receive comments on the site plan. Barbara will review with the building committee at the next meeting. Roger thought this would be a good time of year since more residents and property owners are in town.

End Meeting Notes.