

**TOWN OF SUNAPEE
PLANNING BOARD AGENDA
FOR THURSDAY MARCH 14, 2019
7:00PM at the TOWN MEETING ROOM
23 EDMONT ROAD**

1. Call to Order/Roll Call

2. Disqualifications/Appointment

Parcel ID: 0133-0088-0000

Site Plan Review

"Internal Stairway and site changes to accommodate increased attendance at events".

58 Main Street

Sunapee Harbor Riverway-

Harbor House Livery

Revisions to Agenda

3. Consultations

4. Other Business

5. Review of Minutes

6. Signing of Mylar's-Parcel ID:0215-0013-0000

436 North Road

Betsy J. Wiggins Revocable Trust of 1997

NOTE: In the event the meeting is cancelled, the Agenda will be continued to the next scheduled Planning Board meeting.

This is the tentative agenda for publicly noticed hearings and there may be consultations and other business items added prior to the hearing. Please see the town website or bulletin boards at the Town Office and Abbott Library for the final Board agenda.

TOWN OF SUNAPEE
APPLICATION FOR SITE PLAN REVIEW
(PDF OF SITE PLAN MUST BE INCLUDED WITH APPLICATION)

1. Landowner(s) Name(s) SUNAPEE HARBOR REVERWAY CORP
Address 58 MAIN STREET SUNAPEE N.H. 03782
(Mailing) PO BOX
Phone 603-763-9988
2. Zoning District HARBOR
3. Project Location: 58 MAIN STREET
4. Parcel ID: SUN-0133-0088-0000
5. Complete description of current use of property:
See PREVIOUS SUBMISSION

6. Does this project require a special exception or variance by the ZBA as outlined in the Sunapee Zoning Regulations? Yes ___ No X (If yes, complete the Zoning Board of Adjustment application, and Land Use Questionnaire.)

7. Complete description of proposed project (Include area dimensions, use, # of employees, # of dwelling units, etc.)
INTERNAL STAIR WAY - see PREVIOUS SUBMISSION

8. Certification/Permission for inspection. To the best of my knowledge, the above is true and accurate. I hereby grant permission for site inspection to Planning Board official(s). I also understand that it is my responsibility for providing a complete application. I realize that any of the application requirements, which are assumed waivable during the initial review, may still be required at the time of review by the Planning Board.

Susan Mills
Signature(s) of Landowner(s)

2.14.19
Date

Date of Application:

Phase I _____ Phase II _____

Phase III _____ Major Site Plan _____

Home Business _____

Fee Paid _____ Method of Payment _____

FINAL HEARING CHECKLIST

The following items must be submitted in accordance with the attached meeting and deadline schedule for the Planning Board meeting you wish to attend:

- Completed Application
- Fees
- Two (2) copies of plans for review (with required information per Article V)
- List of abutters, including mailing addresses
- PDF of Site Plan emailed to frontdesk@town.sunapee.nh.us

The Planner will review the plans to determine if the appropriate information has been provided on the plans. If the submission is deemed complete, notices will be sent (14) calendar days prior to the hearing. The following items must be included on the plan per Article V:

- Plan at a scale of 1" = 20' or less
- Perimeter boundary survey
- Title of drawing with name of applicant
- Parcel ID
- Name and mailing addresses of abutting property owners
- Signature block for Water & Sewer Commission, Police Chief, Road Agent & Conservation Commission
- Site location map
- North point, bar scale, appropriate dates
- Name, address, and seal of person preparing map
- Location and shape of existing and proposed buildings
- Square footage for each use designated on plan
- Existing and proposed contours at an interval or no more than 5'. Spot elevations for level lot.
- Streams, wetlands, and other water bodies
- Width, location, and grades of existing and proposed streets and driveways
- Layout and size of parking spaces
- Sewage disposal facilities for property including mains and service lines } TOWN
- Water supply for property including mains and services lines
- Proposed landscaping plan
- Existing and proposed electric lines
- Existing and proposed telephone lines

✓ Exterior lighting plan (1)

Article V requirements (cont.):

N/A Proposed signs-size and location

N/A Locations of retaining walls, fences, and outside storage areas

✓ Location of fire alarms and sprinklers ALARM SYSTEM

The Planning Board may waive the following items if it is determined, the project's impact will be minor, and otherwise, each item will be required:

N/A Drainage design, including drainage structures, culverts, ditches, and storm sewer lines

N/A Drainage calculations

N/A Plans for toxic waste storage

N/A Location of hazardous materials storage

State of New Hampshire Permits:

N/A Department of Transportation (Highway/Access)

N/A NHWSPCD (Septic Systems)

N/A Water Supply Division

N/A Site Specific (Department of Environmental Services)

N/A Wetlands Board



**SUNAPEE
HERITAGE
ALLIANCE**

THE LIVERY

SUN-0133-0088-000
58 MAIN STREET
SUNAPEE, NH 03782

Consultants



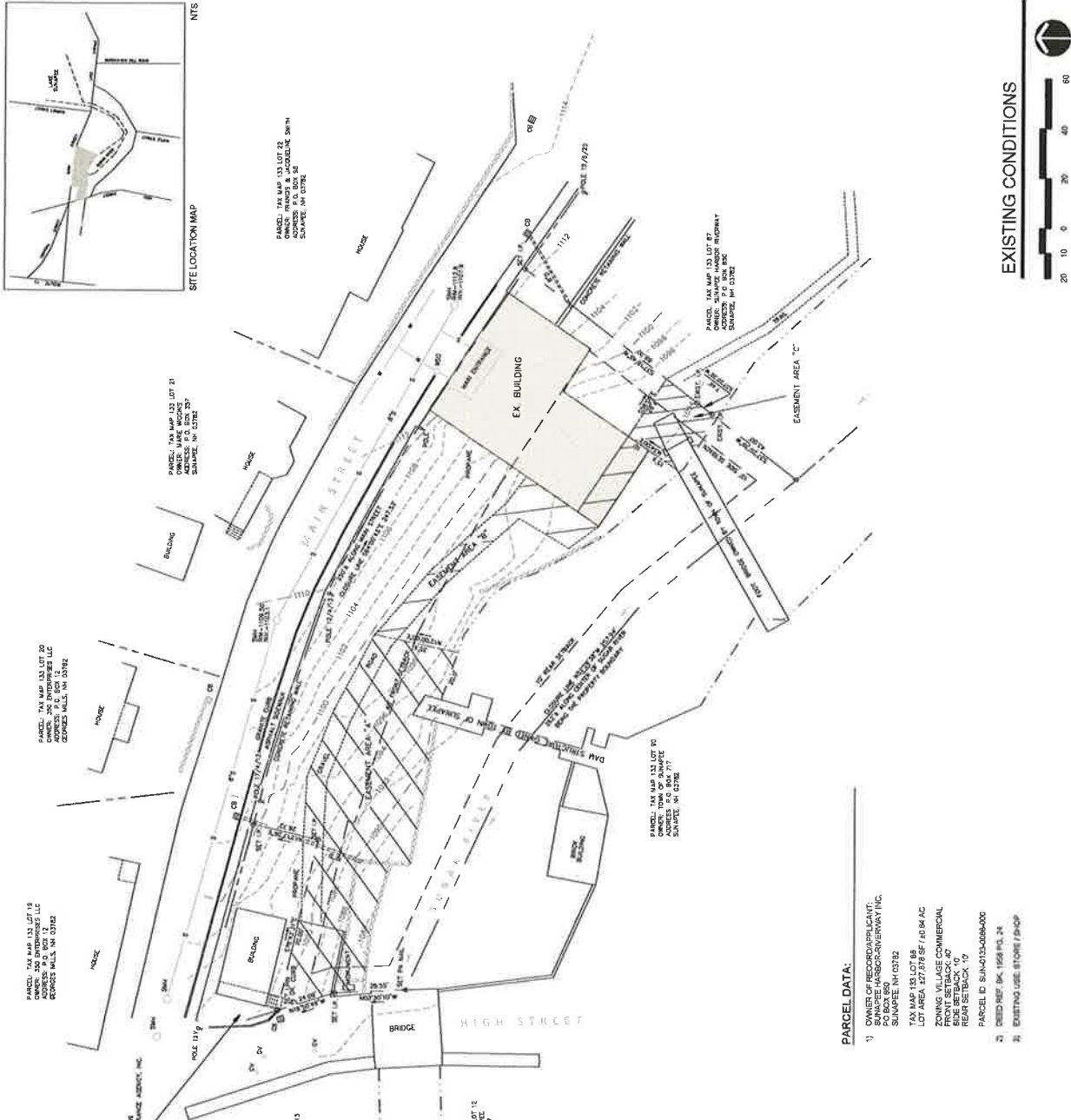
**WAYNE MCCUTCHEON
ASSOCIATES, INC.**
48 WASHINGTON STREET
CLAREMONT, NEW HAMPSHIRE
PROJECT NO. 150807A

Professional Seals

Revisions	No.	Description	Date	By

Date Issued: 2.14.19
Scale: 1"=20'
Drawn by: JDC
Checked by: JDC
Sheet No.

LA-1



EXISTING CONDITIONS



PARCEL: TAX MAP 133 LOT 20
OWNER: 300 ENTERPRISES LLC
GEORGE MILLS, NH 03782

PARCEL: TAX MAP 133 LOT 21
OWNER: MARK BUCKS
SUNAPEE, NH 03782

PARCEL: TAX MAP 133 LOT 22
OWNER: FRANK & JACQUELINE SMITH
SUNAPEE, NH 03782

PARCEL: TAX MAP 133 LOT 23
OWNER: TOWN OF SUNAPEE
SUNAPEE, NH 03782

PARCEL: TAX MAP 133 LOT 27
OWNER: SUNAPEE HARBOUR RIVERWAY
SUNAPEE, NH 03782

PARCEL: TAX MAP 133 LOT 19
OWNER: 300 ENTERPRISES LLC
GEORGE MILLS, NH 03782

PARCEL: TAX MAP 133 LOT 18
OWNER: LANE SUNAPEE MANAGEMENT, INC.
SUNAPEE, NH 03782

PARCEL: TAX MAP 133 LOT 15
OWNER: TOWN OF SUNAPEE
SUNAPEE, NH 03782

PARCEL: TAX MAP 133 LOT 12
OWNER: TOWN OF SUNAPEE
SUNAPEE, NH 03782

PARCEL DATA:

- OWNER OF RECORD/APPLICANT:
300 ENTERPRISES LLC
PO BOX 860
SUNAPEE, NH 03782
- TAX MAP 133 LOT 19
LOT AREA 127,819 SF / 4.04 AC
ZONING: VILLAGE COMMERCIAL
BEAR TRACK: 10'
REAR SETBACK: 10'
- PARCEL ID: SUN0133-0088-000
- DEED REF. BK. 1598 PG. 24
- EXISTING USE: ST/CH/1/P/4/P

SURVEY DATA:

THIS PLAN IS THE RESULT OF A TOTAL STATION SURVEY
BY WAYNE MCCUTCHEON ASSOCIATES, INC.
DATED SEPTEMBER 24, 2015

DEED REFERENCES:

- HERBERT B. SAWYER TO TOWN OF SUNAPEE
DATED MARCH 27, 1920 RECORDED IN VOL. 236 PG. 313
- PETER LAGANAS, ARTHUR LAGANAS, CONSTANTINE C. LAGANAS
DATED AUGUST 28, 1983 RECORDED IN VOL. 438 PG. 999
- LEONARD W. FOWERS AND PERRY R. SMITH, JR. DEBA LAKE
SUNAPEE, NH 03782 TO SUNAPEE HARBOUR RIVERWAY
COMPANY, INC. DATED DECEMBER 31, 1997 RECORDED IN VOL.
860 PG. 35.

PLAN REFERENCES:

- PLAN ENTITLED "SUBDIVISION PLAN OF LAND OWNED BY FRANK & JACQUELINE SMITH,
MAIN STREET, SUNAPEE, NEW HAMPSHIRE" DATED OCTOBER 14, 1982
PREPARED BY WAYNE MCCUTCHEON ASSOCIATES, INC.
- PLAN ENTITLED "PLAN OF LANDS OWNED BY SUNAPEE HARBOUR RIVERWAY, INC.
DATED FEBRUARY 2, 1989 RECORDED IN VOL. 438 PG. 999"
PREPARED BY WAYNE MCCUTCHEON ASSOCIATES, INC.
- PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC PLAN OF LAND OWNED BY
TOWN OF SUNAPEE, 58 MAIN STREET, SUNAPEE, NEW HAMPSHIRE, DATED
SEPTEMBER 24, 2015 PREPARED BY WAYNE MCCUTCHEON ASSOCIATES, INC.

NOTE:

BEAR TRACK LINE IS ESTABLISHED BY MUTUAL AGREEMENT.
THIS PLAN IS SUBJECT TO ANY RIGHTS OF WAY THAT MAY EXIST,
ZONED VILLAGE

SUBMITTEE TO BE RETAINED BY TOWN OF SUNAPEE
EASEMENT AREA "A" IS SHOWN ON PLAN ENTITLED "GALLERY OF MAIN STREET,
SUNAPEE, NH 03782" DATED FEBRUARY 2, 1989 RECORDED IN VOL. 438 PG. 999
LIMIT OF THE EXISTING DRIVE ROAD ON THE TOWN OF SUNAPEE PROPERTY
WESTERN END OF THE COURSE IS 10' EAST OF EASTERN END OF THE DAM STRUCTURE
EASEMENT AREA "B" IS SHOWN ON PLAN IS THE 10 FOOT WIDE RIVER WALK
FOR PUBLIC USE CONTAINING 423 SQ. FT.
EASEMENT AREA "C" IS SHOWN ON PLAN EXTENDING NORTHERLY 25' FROM THE
EASTERN END OF SUNAPEE HARBOUR RIVERWAY, CONTAINING 691 SQ. FT.



THE LIVERY
 SUN-0133-0088-000
 58 MAIN STREET
 SUNAPEE, NH 03782

Consultants

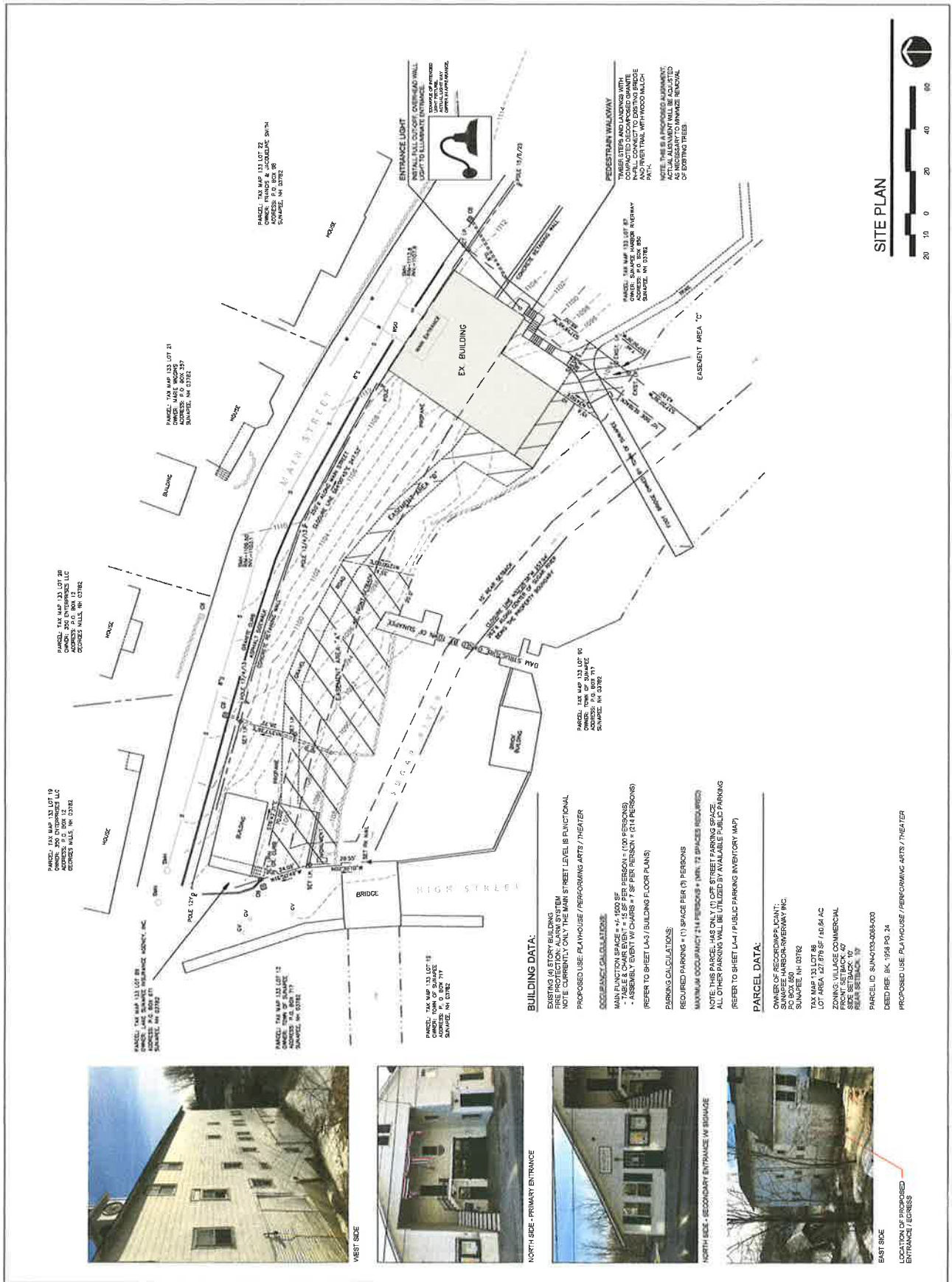


Professional Seals

No.	Description	Date	By

Date Issued: 2.14.19
 Scale: 1"=20'
 Drawn by: JDC
 Checked by: JDC
 Sheet No.

LA-2



PARCEL: TAX MAP 133 LOT 19
 OWNER: JDC ENTERPRISES LLC
 ADDRESS: 58 MAIN STREET
 GEORGE MILLS, NH 03782

PARCEL: TAX MAP 133 LOT 21
 OWNER: MADE ROOMS
 ADDRESS: 58 MAIN STREET
 SUNAPEE, NH 03782

PARCEL: TAX MAP 133 LOT 22
 OWNER: MADE ROOMS
 ADDRESS: 58 MAIN STREET
 SUNAPEE, NH 03782

PARCEL: TAX MAP 133 LOT 20
 OWNER: TOWN OF SUNAPEE
 ADDRESS: 58 MAIN STREET
 SUNAPEE, NH 03782

BUILDING DATA:
 EXISTING 10 STORY BUILDING
 NOTE: CURRENTLY ONLY THE MAIN STREET LEVEL IS FUNCTIONAL
 PROPOSED USE: PLAYHOUSE / PERFORMING ARTS / THEATER

OCCUPANCY CALCULATIONS:
 MAIN FUNCTION SPACE = 41,500 SF
 TABLE & CHAIR EVENT = 12 SF PER PERSON = (21 PERSONS)
 ASSEMBLY EVENT W/ CHAIRS = 7 SF PER PERSON = (21 PERSONS)
 (REFER TO SHEET LA-2 / BUILDING FLOOR PLANS)

PARKING CALCULATIONS:
 REQUIRED PARKING = (1) SPACE PER (9) PERSONS
 MAXIMUM OCCUPANCY 2.4 PER HOUR = MIN. 12 SPACES REQUIRED
 NOTE: THIS PARCEL HAS ONLY (1) ONE STREET PARKING SPACE
 ALL OTHER PARKING WILL BE UTILIZED BY AVAILABLE PUBLIC PARKING
 REFER TO SHEET LA-4 / PUBLIC PARKING INVENTORY MAP

PARCEL DATA:
 OWNER OF RECORD / APPLICANT:
 JDC ENTERPRISES LLC
 PO BOX 604
 SUNAPEE, NH 03782
 TAX MAP: 133 LOT 88
 LOT AREA: 127,879 SF / 140.84 AC
 ZONING: VILLAGE COMMERCIAL
 SIDE SETBACK: 10'
 REAR SETBACK: 10'
 PARCEL ID: SUNJ0133-0088-000
 DEED REF: BK: 1958 PG. 24
 PROPOSED USE: PLAYHOUSE / PERFORMING ARTS / THEATER



WEST SIDE



NORTH SIDE - PRIMARY ENTRANCE



NORTH SIDE - SECONDARY ENTRANCE W/ SIGNAGE



EAST SIDE

LOCATION OF PROPOSED ENTRANCE / EGRESS



SUNAPEE HERITAGE ALLIANCE

THE LIVERY

SUN-0133-0088-000
58 MAIN STREET
SUNAPEE, NH 03762

Consultants



Professional Seal

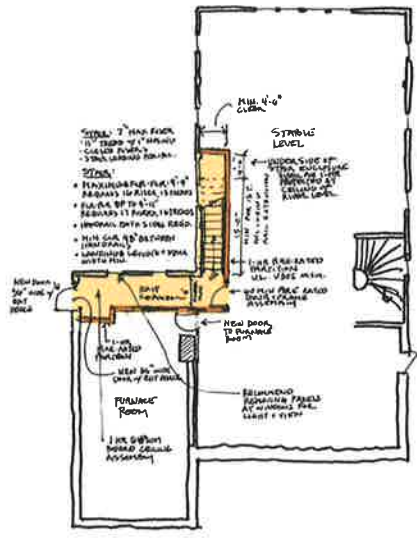
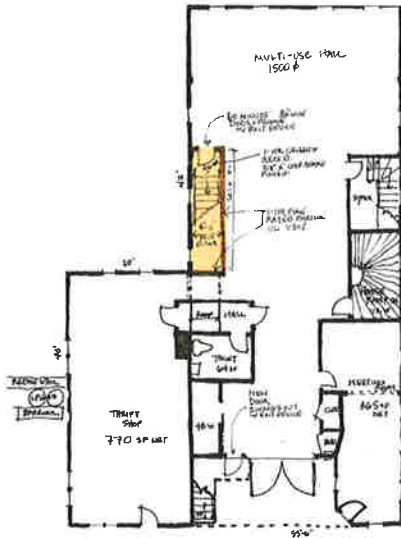
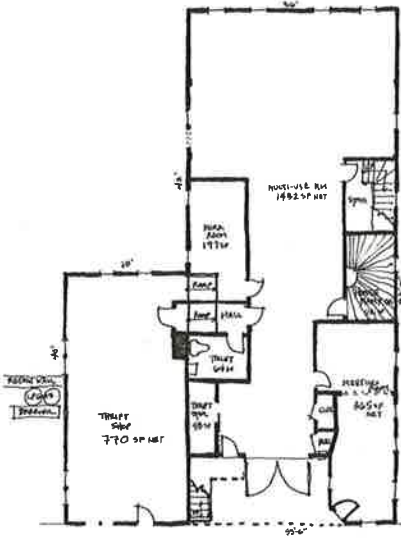
Revisions		
No.	Description	Date

Date Issued: 2.14.19
 Scale: NTS
 Drawn by: JDC
 Checked by: JDC
 Sheet No.

EXISTING FLOOR PLAN

PROPOSED RENOVATIONS

PROPOSED RENOVATIONS



MAIN STREET LEVEL

STABLE LEVEL

BUILDING DATA:

EXISTING 1 1/2 STORY BUILDING
 NOTE: OCCUPANCY ONLY THE MAIN STREET LEVEL IS FUNCTIONAL
 PROPOSED USE: PUB/CLUB (100 PERSONS) AND RESTAURANT (100 PERSONS)

DESIGNER'S DESIGN NOTES:

- MAIN FUNCTION SPACE = 1100 SF
- TABLE & CHAIR EVENT = 15 SF PER PERSON = (100 PERSONS)
- ASSEMBLY EVENT 100 CHAIRS = 7 SF PER PERSON = (100 PERSONS)

BUILDING PLANS

NTB

LA-3



PARKING CALCULATIONS:

PROPOSED USE: PLANNING / PERFORMING ARTS / THEATER
 REQUIRED PARKING = (1) SPACE PER (15) PERSONS
 MAXIMUM OCCUPANCY 214 PERSONS = (14) SPACES REQUIRED
 NOTE: THIS PARCEL ONLY HAS (1) OFF-STREET PARKING SPACE
 ALL OTHER PARKING WILL BE UTILIZED BY AVAILABLE PUBLIC PARKING

LEGEND:

- PUBLIC PARKING (TOTAL SPACES = 26)
- PUBLIC PARKING UTILIZED BY LIVERY (80 SPACES)
- LIPA PARKING - LEASE AGREEMENT (20 SPACES)

REQUIRED PARKING = 72 SPACES
 PROPOSED PARKING = 112 SPACES

PARKING INVENTORY MAP



SUNAPEE
HERITAGE
ALLIANCE

THE LIVERY

SUN-0133-0088-000
 58 MAIN STREET
 SUNAPEE, NH 03782

Consultants



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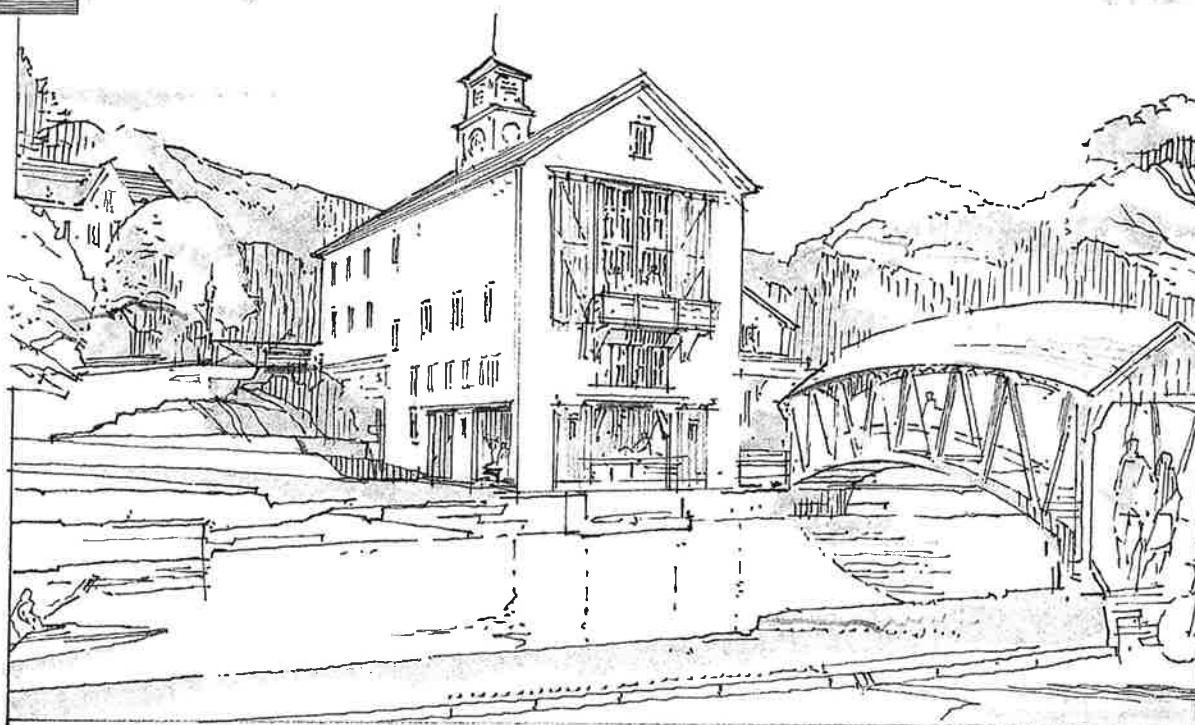
LA-4



THE LIVERY

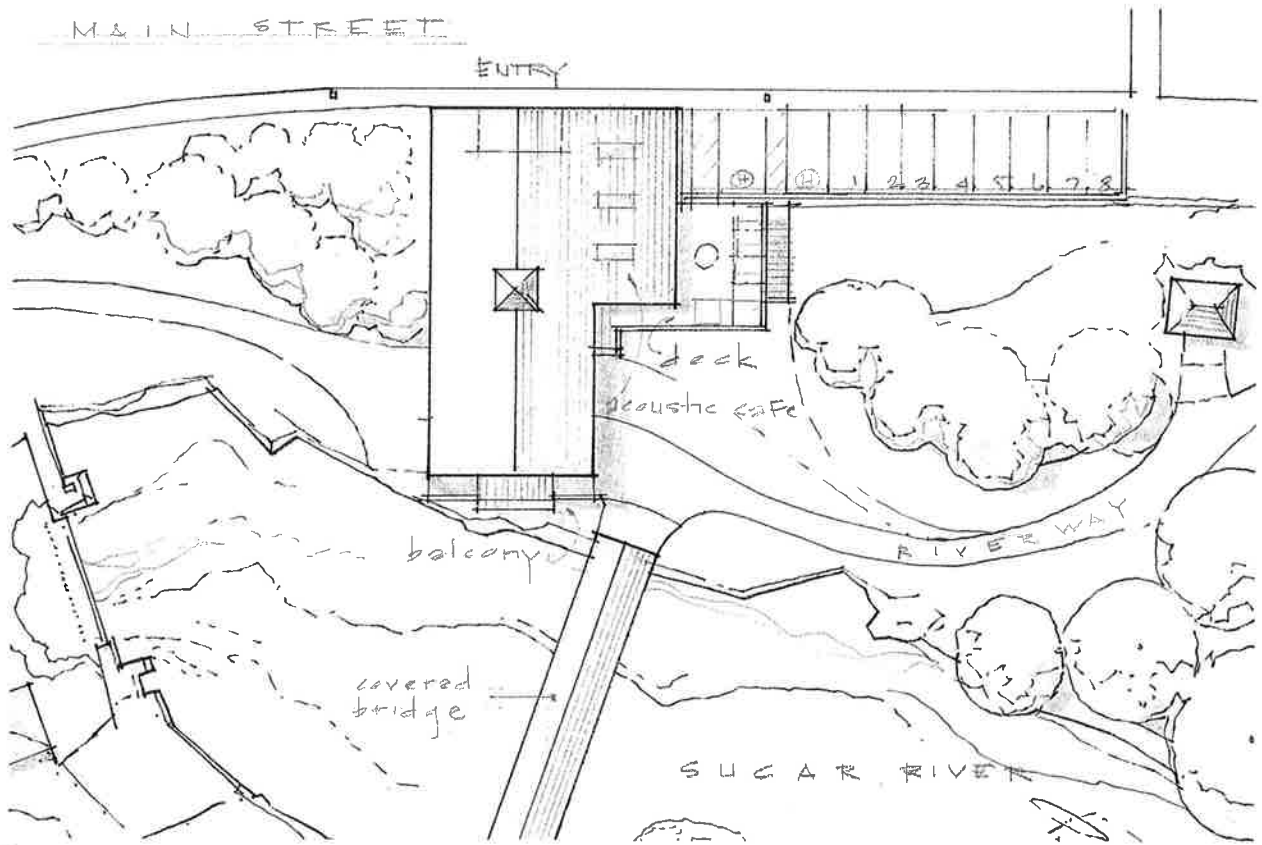
SUNAPEE HERITAGE ALLIANCE

CONCEPT



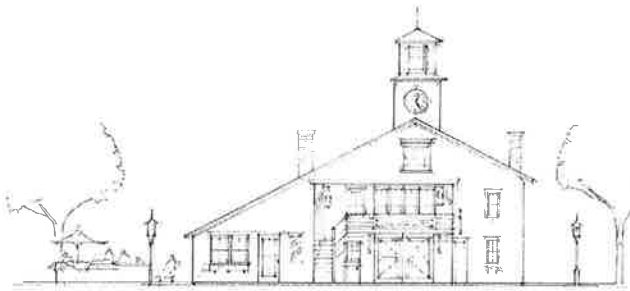
CONCEPTUAL PLANNING

NOTE: These plans were created by James Wassel of Rock Maple Studio to illustrate how the renovated Livery building might function as a multi-purpose arts venue, café and community space.

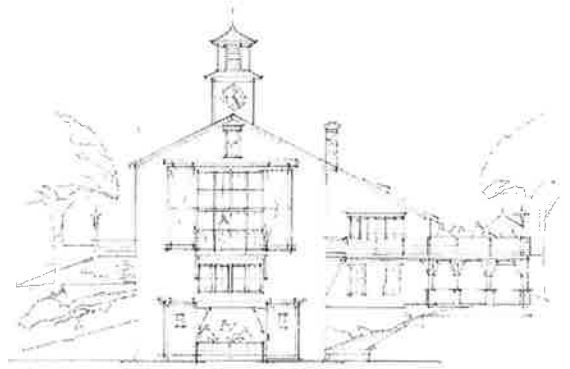


THE LIVERY
 SUNAPEE HERITAGE ALLIANCE

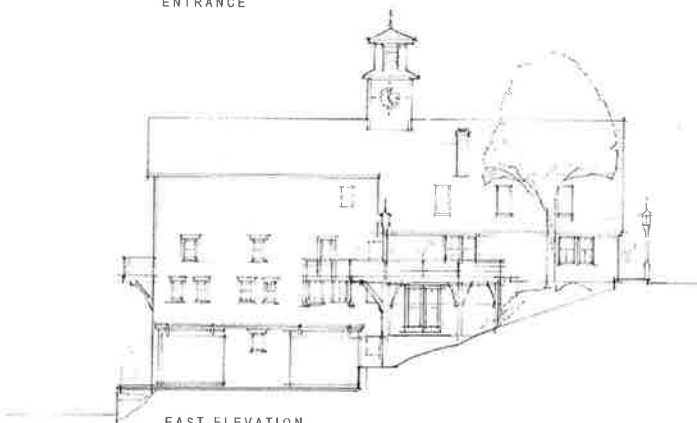
SITE PLAN **CONCEPT**



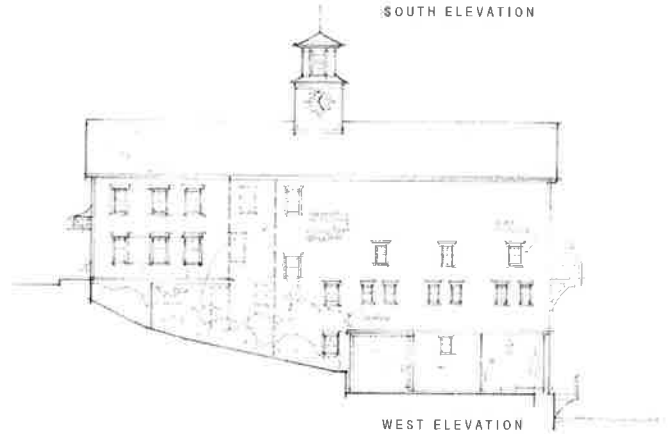
ENTRANCE



SOUTH ELEVATION



EAST ELEVATION



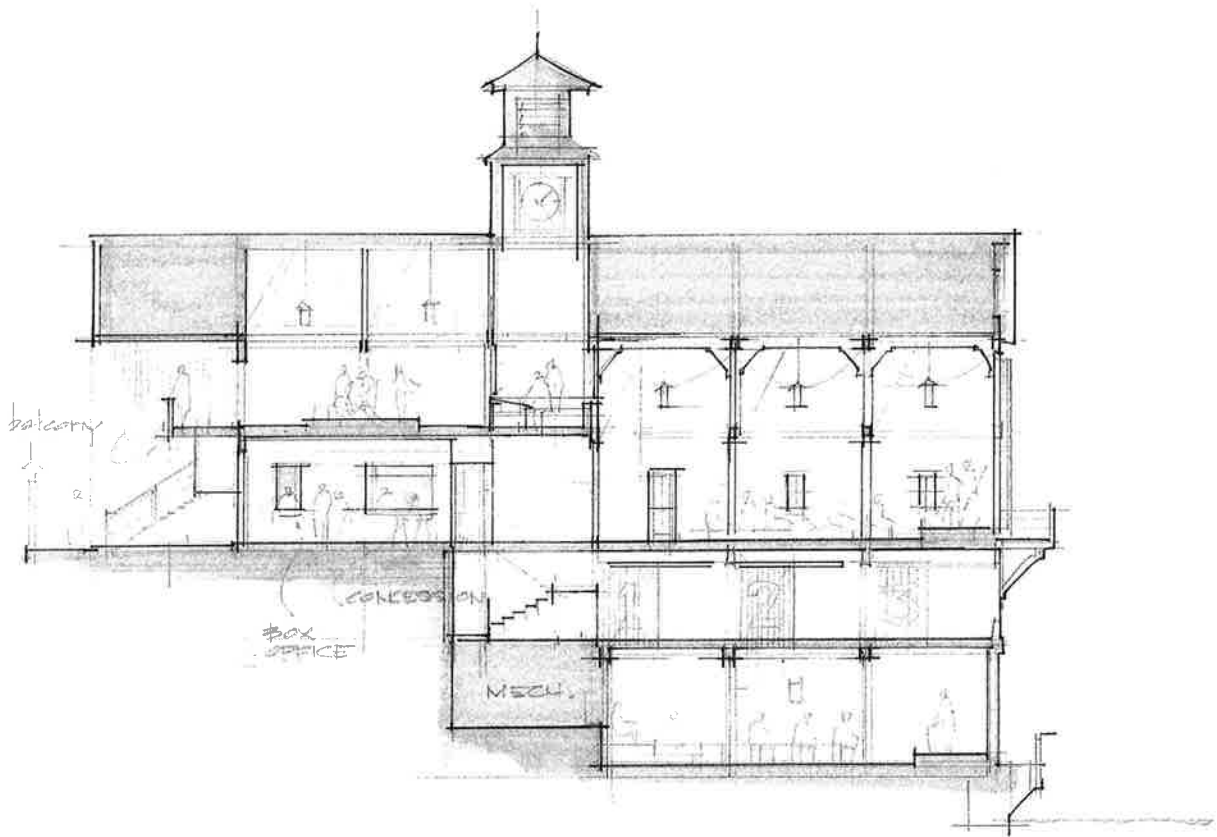
WEST ELEVATION



THE LIVERY
SUNAPEE HERITAGE ALLIANCE

EXTERIOR ELEVATIONS

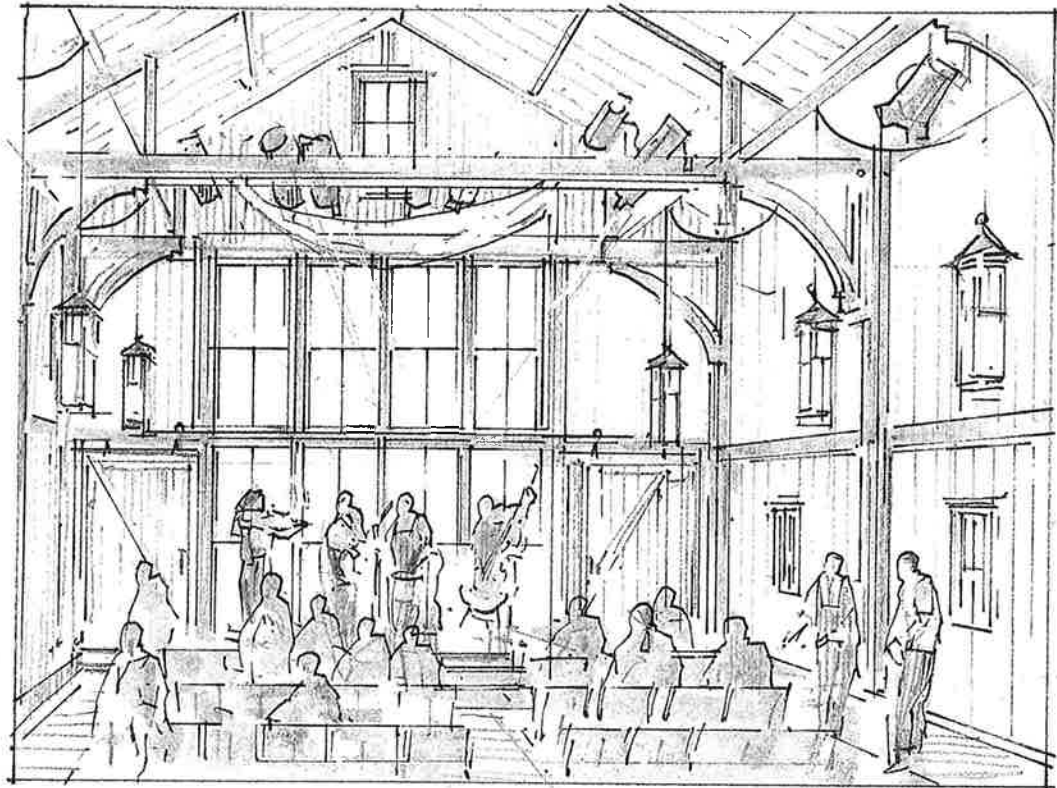
CONCEPT



THE LIVERY
SUNAPEE HERITAGE ALLIANCE

SECTION ELEVATION

CONCEPT



THE LIVERY
SUNAPEE HERITAGE ALLIANCE

PERFORMANCE SPACE

CONCEPT



THE LIVERY
SUNAPEE HERITAGE ALLIANCE

ACOUSTIC CAFE **CONCEPT**

Michael Marquis

May 28, 2018

Planning Administrator

Town of Sunapee

Sunapee, N.H. 03782

Michael:

UPDATE: Last November the Board granted SHA permission for the Livery to operate in the winter as it had in the summer with events, classes, and local community use.

At that time, SHA agreed to submit an update in six months and now that we have completed the May schedule I have attached the activity in the Livery since last December in Attachment "A". As you may recall, December and January were especially cold and we had to close until March to avoid freeze ups in the building. This condition we hope to have rectified by next winter.

The schedule for the upcoming summer season bookings for music on Friday and Saturday nights as well as arts classes mid-week, special events, private parties and community usage is listed in Attachment "B". There are more meetings and events booking weekly, and community usage is increasing daily.

Most encouraging is the Livery calendar that is filling with repeat and new events well ahead of time (booking into 2019), reaffirming the value of the Livery as a functional facility for the whole community.

There have been no issues to date, and SHA will submit another update to you in November. Any questions please feel free to contact me.

Many Thanks



Mike Durfor – Vice Chair - Sunapee Heritage Alliance

Attachment "A" Livery Events November 2017 – May 2018

Nov 8, 2017

All day

Sugar River Bank /Lizotte morning

Thu

Nov 9, 2017

All day

Student Paint 'n Sip

Wed

Nov 22, 2017

11:30am – 12:30pm

Turkey Trot Register 11/22

Thu

Nov 23, 2017

11:30am – 12:30pm

Turkey Trot

Thu

Nov 30, 2017

All day

Empty Bowl Fundraising Event / Sunapee Food Pantry/Sharon

Sat

Dec 2, 2017

1 – 4pm

Rec. Dept Holiday event/Annex

Thu

Mar 8, 2018

6 – 7pm

Sunapee Documentary Viewing

Sat

Mar 10, 2018

6 – 9pm

Paint and Sip

Tuesday, March 20, 2018

7:30 – 8:30pm

Craig Worth

Fri

Mar 30, 2018

6 – 8pm

Ping Pong Tournament

Sat
Mar 31, 2018
9am – 2pm
Birthday Party -Private

Sun
Apr 15, 2018
All day
Private Birthday Party

Sunday, April 15, 2018
All day
Private Party

Sat
Apr 21, 2018
All day
Private Party – Baby Shower

Tue
May 1, 2018
6 – 7:30pm
Project Sunapee Harbor Committee meeting
Livery Annex

Sat
May 5, 2018
12 – 4pm
Baby Shower - Private
Saturday, May 5, 2018

Fri
May 11, 2018
5 – 5:30pm
Sunapee Documentary

Sat
May 12, 2018
All day
Ukulele Class

"LIVE at THE LIVERY" 2018 - Summer events

May 12 "Uke in a Day" (Ukele Music class with 25 students)

May 25 & 26 "Not So Secret Garden by 'Friends of the Livery

June 29 *Jordan Tirrell-Wysocki Trio (Country Fiddle)

July 6 *Wightman & Clegg (Classic Band)

July 7 Rusted Chrome (4th July Parade & Fireworks)

July 13 Occasional Jug Band (Blue Grass & Country)

July 14 Community Gathering / serving Salads.

July 20 Craig Werth (Guitar & vocals-Folk)

July 21 Simon Brooks, Storyteller (adults) Sunapee Rec. Dept.

July 27 Patrick Ross (Irish Fiddler)

July 28 CFA & ASLPT Art Auction & wine event (art exhibit thru 7/31)

August 3 *Tom Pirozzoli & Friends Art and Music (Art exhibit thru 8/12)

August 10 Honest Millie Band (Blues & Jazz)

August 17 19 Sestercentennial Celebration:

(Aerosmith tribute band & Fireworks in harbor 8/17.. Parade 8/18)

"Scenes of Sunapee Art Exhibit" in Annex 17, 18 & 19

Aerosmith Memorabilia in Main space 17 & 18

The Flames (Dance band w/ Cabaret setup) 8/18 @ 8 pm

Time Travellers Chorus 8/19

August 24 - 26 Private event.

August 31 The Dobros (4 piece band, Southern Rock & Soul)

Planning ...

Collaboration w/ NH Humanities program in the fall

Kids programing. Possibly w/ NL Barn Jr. Interns

Puppet Show / Rainy day movies / Ping-Pong -Collaboration w/ Rec. Dept.

Intern planning: Karaoke night for teens

Repeat: Ukelele class!

June 8 "Spring into Sunapee's Sestercentennial Summer" event

Sponsored by Project Sunapee. All restaurants, shops , HS Museum & Livery open w/ Ping-Pong & Popcorn

September 22 "Farm to Table Harvest Dinner"

October 7 Arts & Crafts Exhibit & Sale (Project Sunapee)–

October 12 "Latin Night at the Livery" NL Chamber of Commerce

October 27 Halloween Parade starts at Livery

November 21 & 22 Turkey Trot registration

November 29 Empty Bowl Dinner – Food Pantry Fund Raiser

Christmas Holiday music w/ Will Ogmundson