

**TOWN OF SUNAPEE  
PLANNING BOARD AGENDA  
FOR THURSDAY JUNE 13, 2019  
7:00PM at the TOWN MEETING ROOM  
23 EDMONT ROAD**

1. Call to Order/Roll Call
2. Disqualifications/Appointment

Parcel ID: 0133-0019-0000

Site Plan Review  
Addition of small outdoor patio in  
front of restaurant.  
45 Main Street  
350 Enterprises

Parcel ID: 0115-0009-0000

Tree Cutting & Vegetation  
Clearing Request  
22 Burma Road  
Alfred Beaulieu/Lynn Arnold

Revisions to Agenda

3. Consultations-Statement of Property Usage Betty & Dana Ramspott
4. Other Business-Conceptual-LSPA
5. Review of Minutes
6. Signing of Mylar's

**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.**

## FINAL HEARING CHECKLIST

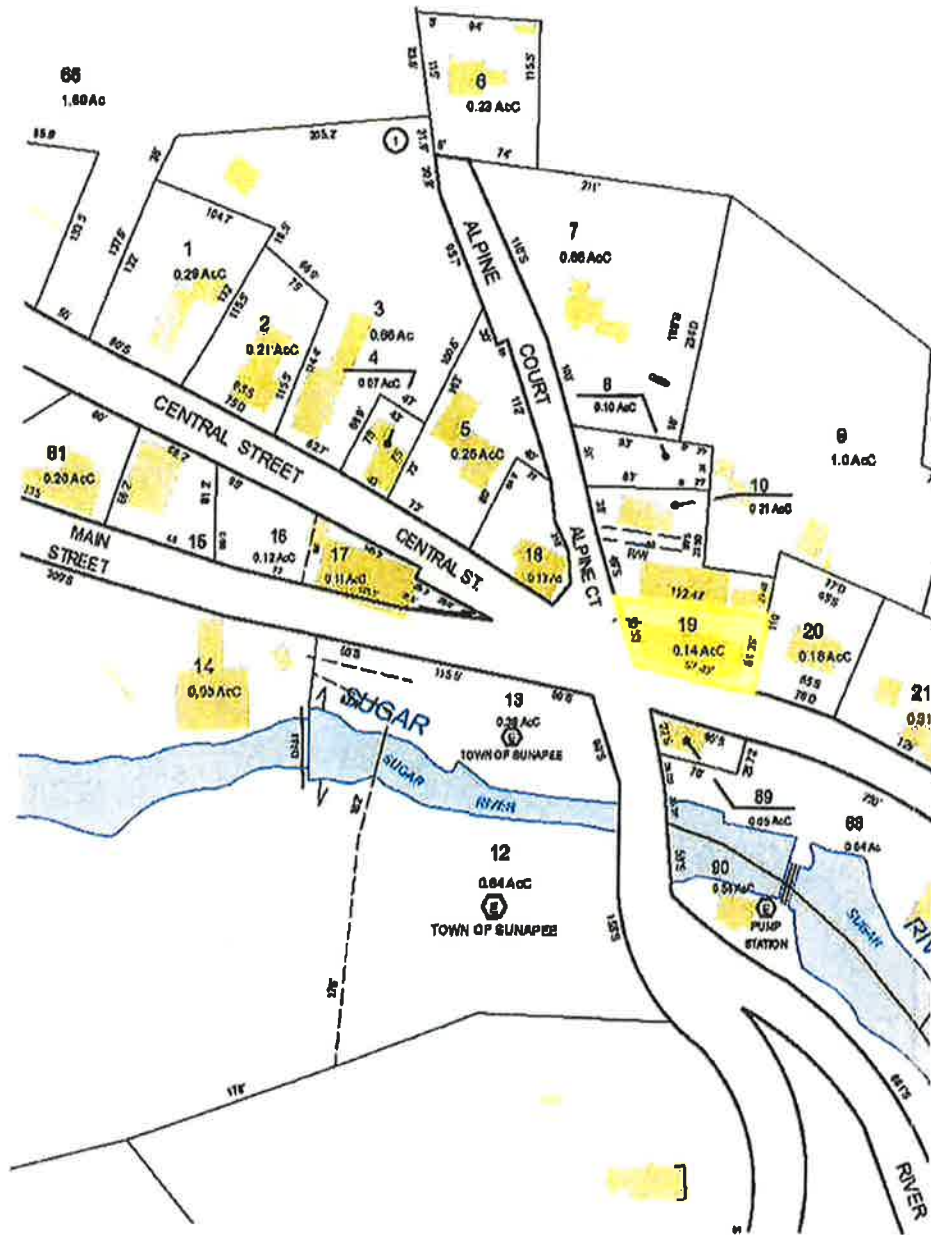
The following items must be submitted in accordance with the attached meeting and deadline schedule for the Planning Board meeting you wish to attend:

- 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](mailto: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 - met w/ Chief Cahill and Scott Hazelton on 3/18/19
- 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
- Water supply for property including mains and services lines
- Proposed landscaping plan
- Existing and proposed electric lines
- Existing and proposed telephone lines







# SHORELAND PERMIT BY NOTIFICATION (PBN)

Water Division/ Shoreland Program  
Land Resources Management



Check the status of your PBN: <https://www.des.nh.gov/onestop/>

RSA/Rule: RSA 483-B, Env-Wq 1400

Administrative Use Only	Administrative Use Only	<input type="checkbox"/> PBN Accepted, Expires:	
		<input type="checkbox"/> PBN Rejected	Reviewer Initials:
		File Number:	Admin Initials:
		Check No.	Amount:

This form requests authorization to excavate, fill, or construct new structures within the protected shoreland, which is 250 feet landward of the reference line, as regulated under RSA 483-B. Refer to the cover sheet to determine your eligibility to use this form in lieu of the standard Shoreland Permit Application. Please type or print clearly. **Please note:** Notification packages missing required components will be rejected and the fee will not be returned.

<b>1. PROPERTY OWNER</b>			
LAST NAME, FIRST NAME, M.I.: 350 Enterprises			
ADDRESS: PO Box 12	TOWN/ CITY: Georges Mills	STATE: NH	ZIP CODE: 03751
PHONE: 603-361-2604	EMAIL: caitlinjmolloy@yahoo.com		
<b>2. PROJECT LOCATION</b>			
ADDRESS: 45 Main Street	TOWN/ CITY: Sunapee	STATE: NH	ZIP CODE: 03782
WATERBODY NAME: Sugar River	TAX MAP: 0133	LOT NUMBER: 0019	
<b>3. CONTRACTOR OR AGENT</b>			
LAST NAME, FIRST NAME, M.I.: N/A			
ADDRESS:	TOWN/ CITY:	STATE:	ZIP CODE:
PHONE:	EMAIL:		
<b>4. PROJECT DESCRIPTION</b>			
<p>Provide a brief description of the proposed project including square footage of impacts and dimensions of new structures. Addition of small outdoor patio to front of restaurant. We will be removing 300 square feet of impervious (pavement) and replacing it with pervious (gravel/stone).</p>			
<p>TOTAL SQUARE FEET OF IMPACT: 300 TOTAL SQUARE FEET OF NEW IMPERVIOUS AREA: 0</p> <p>Total impact area is determined by the sum of all areas disturbed by excavation, filling, and construction. Examples include, but are not limited to: constructing new driveways, constructing new structures, removing or replacing structure foundations, grading, and installing a new septic system or well.</p>			

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project proposes impacts between 50 and 150 feet of the <u>reference line</u> . Plans must depict the 25% area of the Woodland Buffer to be designated and maintained as natural woodland. See the <u>Vegetation Management Fact Sheet</u> .
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project proposes to install or expand an <u>accessory structure</u> , such as a patio or shed, within 50 feet of the <u>reference line</u> . All plans <i>must</i> demonstrate that the height, size, and setback limitations for accessory structures will be met. These limitations are described within the <u>Accessory Structure Fact Sheet</u> .  The <u>shoreland frontage</u> on this lot is: _____ linear feet. <input checked="" type="checkbox"/> N/A – There is no direct frontage on this lot.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project proposes a pervious (i.e. permeable) surface technology. Plans must include the location and type of the surface and a cross-section depicting the construction method, materials and specifications as to how this surface will be maintained as a pervious technology.

**9. CONDITIONS: Initial each of the required conditions below.**

**(Env-Wq 1406.20)**

- CJV 1. Erosion and siltation control measures shall: be installed prior to the start of work; be maintained throughout the project; and remain in place until all disturbed surfaces are stabilized.
- CJV 2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
- CJV 3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.
- CJV 4. Any fill used shall be clean sand, gravel, rock, or other suitable material.
- CJV 5. For any project where mechanized equipment will be used, orange construction fence shall: be installed prior to the start of work at the limits of the temporary impact area as shown on the plans approved as part of a permit or accepted as part of the permit by notification; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.

**10. CERTIFICATIONS: Initial each of the required certifications below.**

**(Env-Wq 1406.18)**

- CJV 1. The property owner shall sign the notification form below.
- CJV 2. The signature(s) shall constitute certification that: the information provided is true, complete, and not misleading to the knowledge and belief of the signer; the signer understands that any permit by notification obtained based on false, incomplete, or misleading information is not valid; the project as proposed complies with the minimum standards established in RSA 483-B:9, V and will be constructed in strict accordance with the proposal; the signer accepts the responsibility for understanding and maintaining compliance with RSA 483-B and these rules; the signer understands that an accepted shoreland permit by notification shall not exempt the work proposed from other state, local, or federal approvals; and the signer understands that incomplete notifications shall be rejected and the notification fee shall not be returned. The signer is subject to the applicable penalties in RSA 641, *Falsification In Official Matters*.

**11. SIGNATURE OF OWNER**

OWNER SIGNATURE:		PRINT NAME LEGIBLY: Caitlin J. Clapp	DATE: 5/1/19
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Mail your complete application form and supporting materials to: NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)



RECEIVED

MAY 08 2019

TOWN OF SUNAPEE

PERMIT APPROVAL

TOWN OF SUNAPEE

TREE CUTTING & VEGETATION CLEARING REQUEST FORM

For properties 250' or closer to certain lakes, pond and rivers.

This application is required prior to:

- 1) Any tree cutting within 150' of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River
2) Any stump or root removal within 50' of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River
3) Any project that involves the removal of more than 1,000 square feet of vegetation (plants, trees or saplings) within 150-feet of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River

What is the Shoreline Overlay? All lands within 250' feet of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River.

What is the Natural Woodland Buffer? The Natural Woodland Buffer is the area within 150-feet from the shorelines (normal high water mark) of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River.

- 1. Landowners Name: Fred Beaulieu / Lynn Arnold
2. Parcel ID: 0115-0009-0000
3. Mailing Address: 9 Shore Drive Holland Mass 01521
4. Phone #: 860-593-9668
5. Email:
6. Name of river/lake/pond abutting property: Perkins Pond

Have you obtained any permits from State of NH, Department of Environmental Services (DES) for this project?

Yes No If yes, attach copy of permit to this application. Not Yet (Application Submitted)

NOTE: Any cutting, or removal of natural vegetation, on ponds, lakes or rivers must be by permit from DES.

PROPOSED TREE CUTTING

Please mark all trees listed on this application with ribbon or surveyor's tape to assist the Town with any necessary site inspections. Attach any plan, site sketch, or photos to this application. Be sure to include location of buildings and driveways in relation to proposed tree cutting, and measurements to the shoreline and/or property lines.

Are you planning to cut more than 5 trees in the Woodland Buffer within a 12-month period? X Yes No

Are those trees at least 6" in diameter (or 18" circumference) at 4.5' above the ground? X Yes No

If yes, attach to this application a Cutting & Clearing Plan, showing the exact location, size and type of tree to be cut. Your application will be reviewed by the Sunapee Planning Board at their next available meeting.

**ADDITIONAL GUIDELINES**

The following is a summary of additional requirements related to the Shoreline Overlay District per the Sunapee Zoning Ordinance, Article 4.3.3 Shorelines - Specific Provisions, Section B. (B) Erosion Control, Part (B) Cutting and Removal Of Natural Vegetation Within The Natural Woodland Buffer. You may read the Zoning Ordinance in its entirety online at [www.town.sunapee.nh.us](http://www.town.sunapee.nh.us) or view the paper copy available at the Sunapee Town Office, 23 Edgemont Road.

**Concerning The Removal Of Natural Vegetation Within The Natural Woodland Buffer:**

- Where natural vegetation is removed it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty."
- The following activities are permitted within the Natural Woodland Buffer: normal trimming, pruning, and thinning (of saplings less than 6" in diameter) to enhance growth, to minimize the entry of vegetative debris into lakes and ponds, or to prevent the overgrowth of natural beaches; and felling and replacement of decaying trees and shrubs."
- Not more than 50% of the entire basal area\* may be removed for any purpose in a 20-year period. Replacement planting with native or naturalized species may be permitted to maintain the 50% level.
  - o Exception: Up to 7,500 square-feet of basal area removed for structures, driveways, or parking areas shall be excluded when computing percentage limitations."
- A *Well-Distributed Stand of Vegetative Matter* (see definition below) shall be maintained in the Natural Woodland Buffer ...
  - o Exception: ... except for those areas within 20' of existing or proposed structures, 12' from the centerline of driveways, and 10' from the edge of parking areas."
- **DEFINITIONS - *Well-Distributed Stand of Vegetative Matter*** - This matter includes trees, saplings, shrubs, and ground covers and their living, undamaged root systems. The distribution of such shall be as follows""
  - *Undeveloped Lots (Prior to March 12, 1996)* - Permitted cutting per 50 feet of linear water frontage shall not reduce the total *basal area* below 9 square feet. If a lot is not 150' in depth, the required *basal area* shall be proportioned accordingly. Saplings with less than 2" diameter shall not be used to calculate minimum *basal area*. In no case shall there be any area more than 500 square feet completely cleared of vegetative matter unless such is naturally occurring
  - *Lots with Dwelling Units (Prior to March 12, 1996)* - Permitted cutting per 50 feet of linear water frontage shall not reduce the total *basal area* below 6 square feet. If a lot is not 150' in depth, the required *basal area* shall be proportioned accordingly. Saplings with less than 2" diameter shall not be used to calculate minimum basal area.
  - *Basal area\** is defined as the cross-sectional area of a tree measured at a point 4.5' above the ground. (Adopted 3/12/1996).
    - *\*Basal Area:* For purposes of this application, the basal area is considered the cross section at 4.5' from the ground of all trees, shrubs and saplings with at least a 2" diameter.

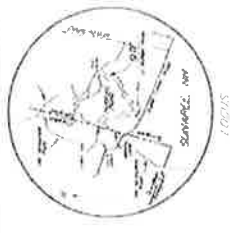
**SIGNATURE OF PROPERTY OWNER(S):**

By signing below, I verify that: 1) all trees listed on this application have been marked with ribbon or surveyor's tape; 2) I have read the above Additional Guidelines; and 3) I give permission for a Town official(s) to visit the property in association with the approval of this application.

George Newirth  
 Signature of Landowner(s)  
George Newirth  
 Printed Name(s)

5/8/19  
 Date





**NOTES**

1. The information on this plan was obtained from a field survey conducted by the Surveyor on or about 10/15/2018.
2. The Surveyor has reviewed the site plan and has determined that the proposed improvements are in accordance with the applicable zoning regulations.
3. The Surveyor has reviewed the site plan and has determined that the proposed improvements are in accordance with the applicable zoning regulations.
4. The Surveyor has reviewed the site plan and has determined that the proposed improvements are in accordance with the applicable zoning regulations.
5. The Surveyor has reviewed the site plan and has determined that the proposed improvements are in accordance with the applicable zoning regulations.

**PLAN OF STANDARD PROPERTY SURVEY AND EXISTING CONDITIONS SITE PLAN**

PROPERTY OF  
**LYNN F. ARNOLD and ALFRED D. BEAULIEU**  
 Located in  
**SUNAPEE, N.H.**

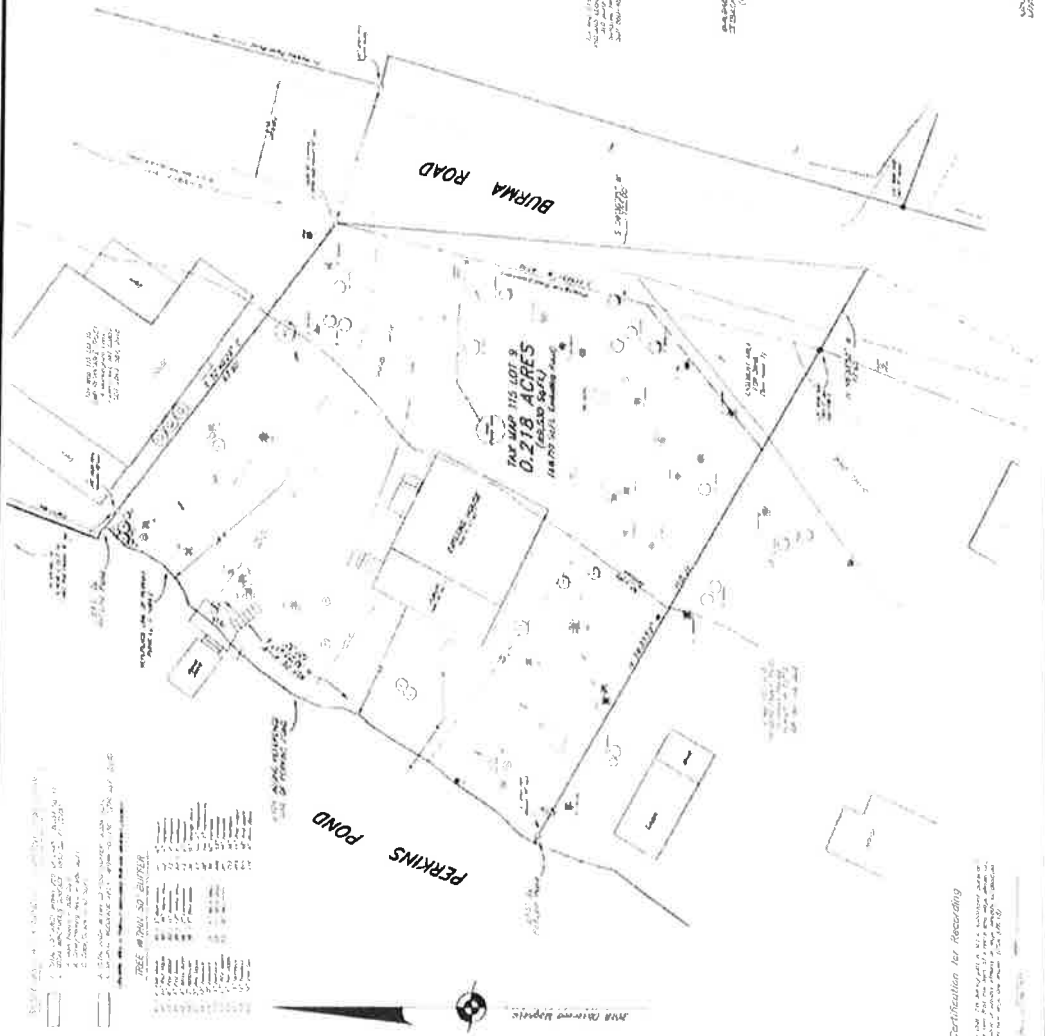


SCALE  
 1" = 10'

DATE: OCTOBER 2, 2018  
 REVISED: MAY 14, 2019



Prepared by:  
**Matthew J. Lewis, Surveyor of Industry, LLC**  
 100 Main Street, Sunapee, NH 03080  
 Telephone: 603.888.8888



Certification for Recording  
 I, the undersigned, Matthew J. Lewis, Surveyor of Industry, LLC, do hereby certify that this plan is a true and correct copy of the original plan as recorded in the public records of the State of New Hampshire.

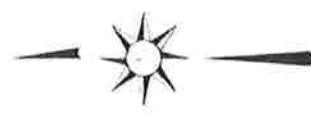
LYNN ARNOLD & ALFED BEAULIEU  
SUNAPEL, NH  
Prepared for:  
Drainage Grading & Erosion Control

SCALE: 1" = 10' SEP. 10, 2019



REVISIONS

SHEET 3

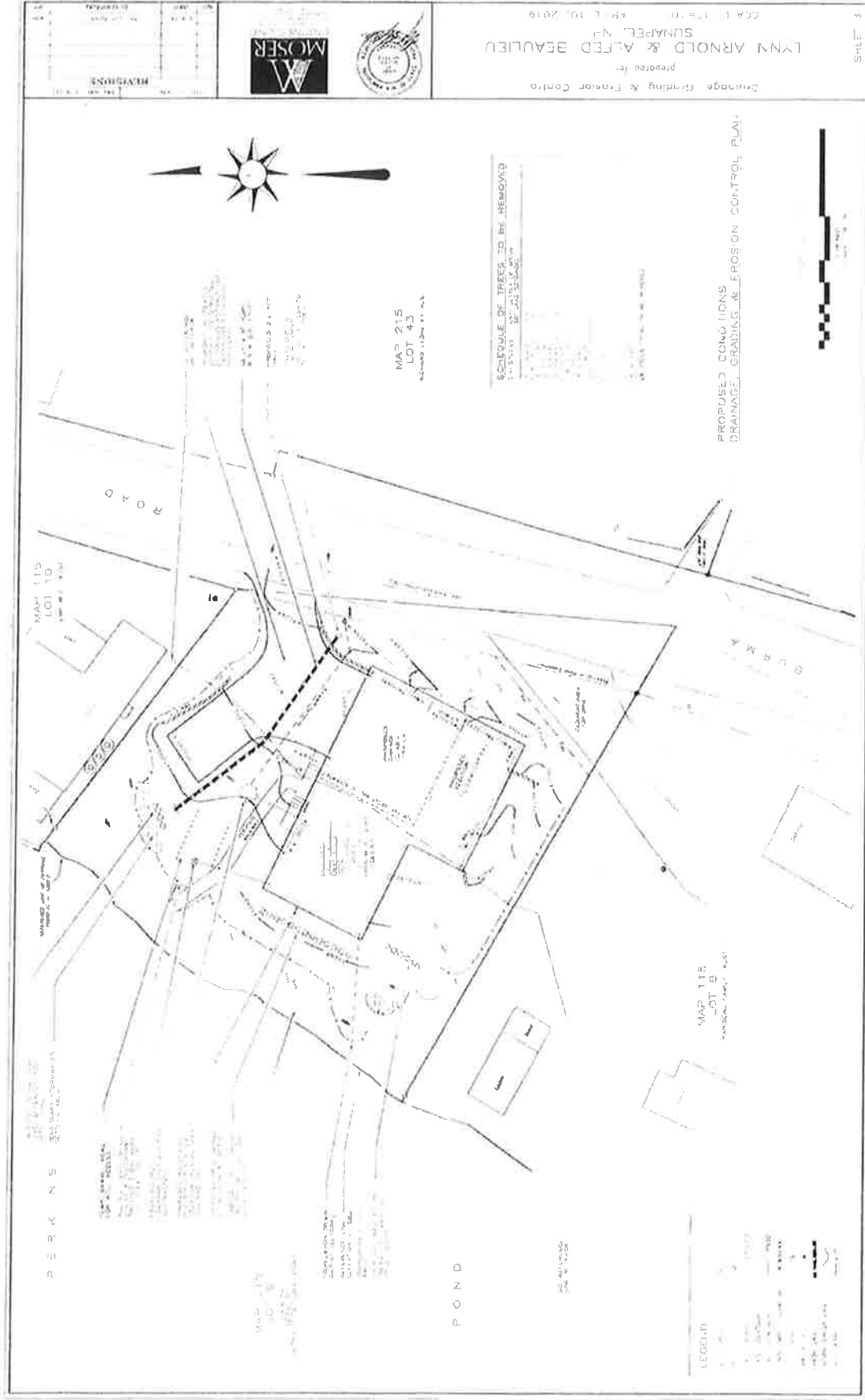


SCHEDULE OF TREES TO BE REMOVED

NO.	DATE	REASON
1	2019	Dead
2	2019	Dead
3	2019	Dead
4	2019	Dead
5	2019	Dead
6	2019	Dead
7	2019	Dead
8	2019	Dead
9	2019	Dead
10	2019	Dead
11	2019	Dead
12	2019	Dead
13	2019	Dead
14	2019	Dead
15	2019	Dead
16	2019	Dead
17	2019	Dead
18	2019	Dead
19	2019	Dead
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21	2019	Dead
22	2019	Dead
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93	2019	Dead
94	2019	Dead
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96	2019	Dead
97	2019	Dead
98	2019	Dead
99	2019	Dead
100	2019	Dead

MAP 215  
LOT 43  
APRIL 11, 2019

PROPOSED CONDUITS  
DRAINAGE, GRADING & EROSION CONTROL PLAN



MAP 115  
LOT B  
MAY 11, 2019

LEGEND

REVISIONS

NO.	DATE	DESCRIPTION
1	2019	Initial Design
2	2019	Revised Design
3	2019	Final Design

PERKINS

MAP 115  
LOT 10  
MAY 11, 2019

ROAD

POND

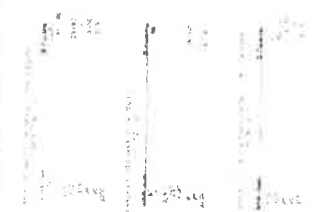
BURMA

**FINISH ASPHALT NOTES**

1. ALL FINISH ASPHALT SHALL BE PLACED AND COMPACTED TO THE PROPER DENSITY AND FINISH SURFACE SHALL BE TO THE SLOPE AND ELEVATION SHOWN ON THE PLANS.



**DETAIL  
POROUS ASPHALT**  
(SEE 16 SCALE)



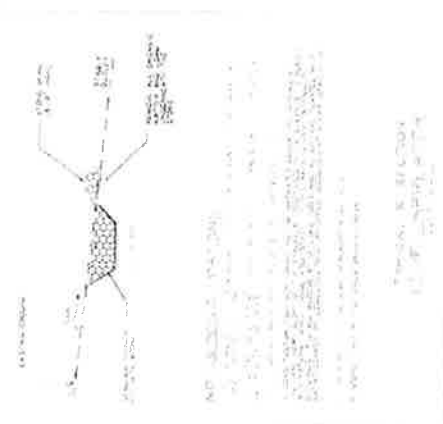
**NOTES**

1. ALL STONE SHALL BE 1 1/2" TO 2" IN SIZE AND SHALL BE CLEAN, FREE OF ORGANIC MATTER AND FINE PARTICLES.

2. THE STONE SHALL BE PLACED TO THE TOP OF THE TRENCH AND SHALL BE COMPACTED TO THE PROPER DENSITY.

3. THE TRENCH SHALL BE FILL TO THE TOP OF THE TRENCH WITH STONE AND SHALL BE COMPACTED TO THE PROPER DENSITY.

**CROSS SECTION  
STONE INFILTRATION TRENCH**  
(SEE 16 SCALE)



1. ALL STONE SHALL BE 1 1/2" TO 2" IN SIZE AND SHALL BE CLEAN, FREE OF ORGANIC MATTER AND FINE PARTICLES.

2. THE STONE SHALL BE PLACED TO THE TOP OF THE TRENCH AND SHALL BE COMPACTED TO THE PROPER DENSITY.

3. THE TRENCH SHALL BE FILL TO THE TOP OF THE TRENCH WITH STONE AND SHALL BE COMPACTED TO THE PROPER DENSITY.

**DR4-NAG-NOTES**

1. ALL STONE SHALL BE 1 1/2" TO 2" IN SIZE AND SHALL BE CLEAN, FREE OF ORGANIC MATTER AND FINE PARTICLES.

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3. THE TRENCH SHALL BE FILL TO THE TOP OF THE TRENCH WITH STONE AND SHALL BE COMPACTED TO THE PROPER DENSITY.



PREPARED FOR  
**LYNN ARNOLD &  
ALFRED BEAULIEU**

CONSTRUCTION DETAILS  
PROPOSED HOUSE  
22 BURMA ROAD  
SUNARREE, AL

Site Plan of Proposed Conditions  
Prepared for  
LYNN ARNOLD & ALFED BEAULIEU  
SUNAPEE, NH  
SCALE: 1"=10'  
APRIL 10, 2019



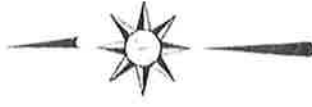
NO.	DATE	REVISION
1	11-14-18	ISSUE FOR PERMIT
2	11-14-18	ISSUE FOR PERMIT

PLAN NOTES

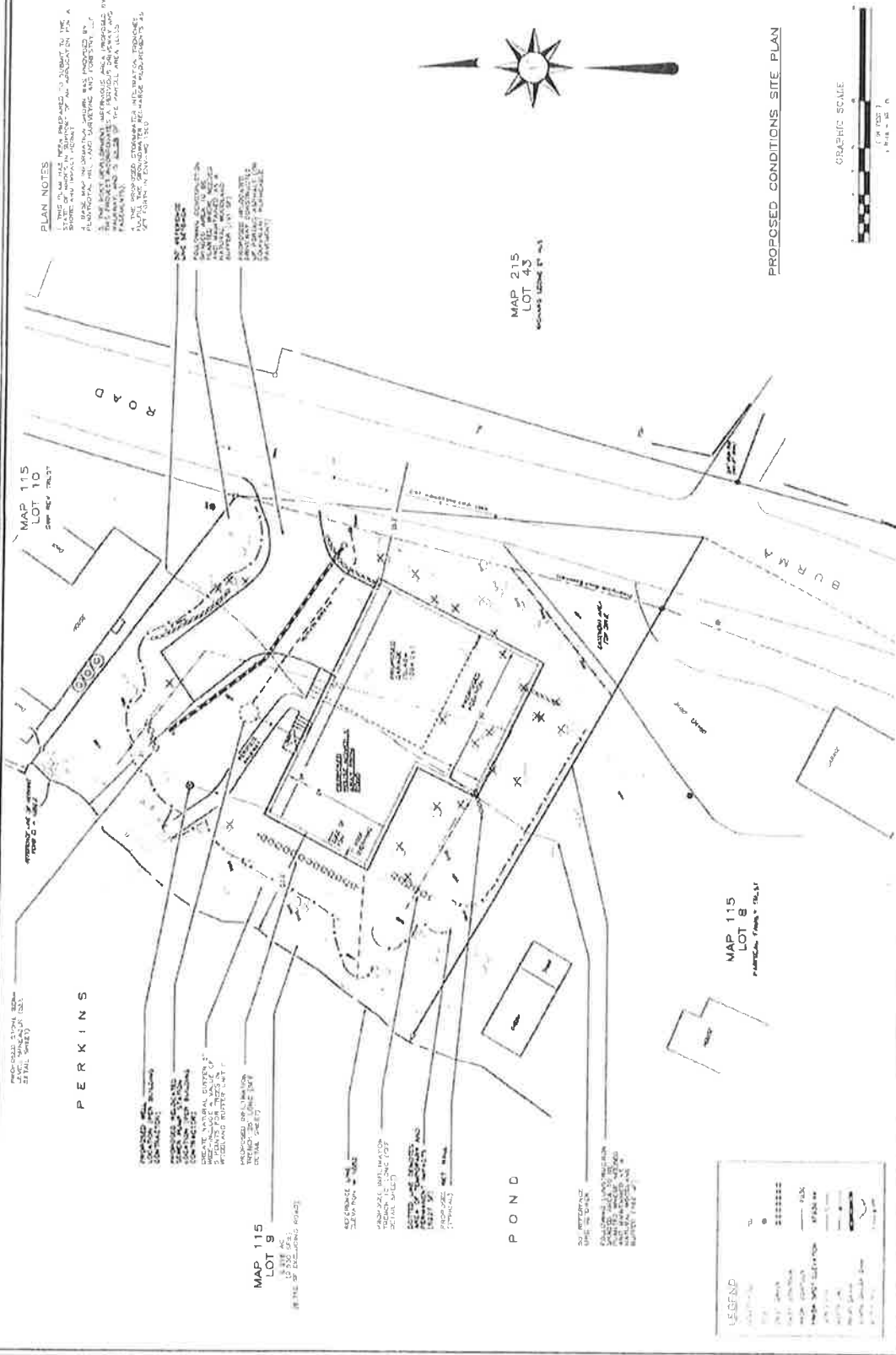
1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE STATE OF NEW HAMPSHIRE'S SUBDIVISION OF LANDS ACT AND LOCAL ACTS 1085 AND 1086 AS AMENDED AND TO ALL APPLICABLE ZONING, PLANNING, AND CONSERVATION REGULATIONS. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE PERMITS AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE STATE OF NEW HAMPSHIRE'S SUBDIVISION OF LANDS ACT AND LOCAL ACTS 1085 AND 1086 AS AMENDED AND TO ALL APPLICABLE ZONING, PLANNING, AND CONSERVATION REGULATIONS. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE PERMITS AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



PROPOSED CONDITIONS SITE PLAN



LEGEND

Symbol	Description
Circle with dot	WELL
Circle with cross	WATER TOWER
Circle with X	SEWER
Circle with dot and cross	WATER METER
Circle with dot and X	WATER VALVE
Circle with dot and circle	WATER METER VALVE
Circle with dot and circle and X	WATER METER VALVE AND METER
Circle with dot and circle and X and circle	WATER METER VALVE, METER AND WELL
Circle with dot and circle and X and circle and circle	WATER METER VALVE, METER, WELL AND WATER TOWER
Circle with dot and circle and X and circle and circle and circle	WATER METER VALVE, METER, WELL, WATER TOWER AND SEWER
Circle with dot and circle and X and circle and circle and circle and circle	WATER METER VALVE, METER, WELL, WATER TOWER, SEWER AND WIRE
Circle with dot and circle and X and circle and circle and circle and circle and circle	WATER METER VALVE, METER, WELL, WATER TOWER, SEWER AND WIRE AND FENCE

MAP 115  
 LOT 9  
 1.11 AC  
 (LINE OF EXISTING ROAD)

POND

MAP 115  
 LOT 8  
 PUBLIC USE

MAP 215  
 LOT 43  
 2.00 AC

MAP 115  
 LOT 10  
 2.00 AC

PERKINS

BURMA



REVISIONS

NO.	DATE	DESCRIPTION

Drawn by: [Blank]  
 Plotted by: [Blank]  
 Date: [Blank]

- NOTES - WOODLAND BUFFER RESTORATION**  
 A 15' BUFFER IS REQUIRED TO BE RESTORED AND MAINTAINED AS  
 A WOODLAND BUFFER TO THE SUNAPEE RIVER. THIS BUFFER IS  
 1. 15 FEET WIDE FROM THE RIVER TO THE PROPERTY LINE.  
 2. 15 FEET WIDE FROM THE PROPERTY LINE TO THE PROPERTY LINE.  
 3. 15 FEET WIDE FROM THE PROPERTY LINE TO THE PROPERTY LINE.  
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 8. 15 FEET WIDE FROM THE PROPERTY LINE TO THE PROPERTY LINE.

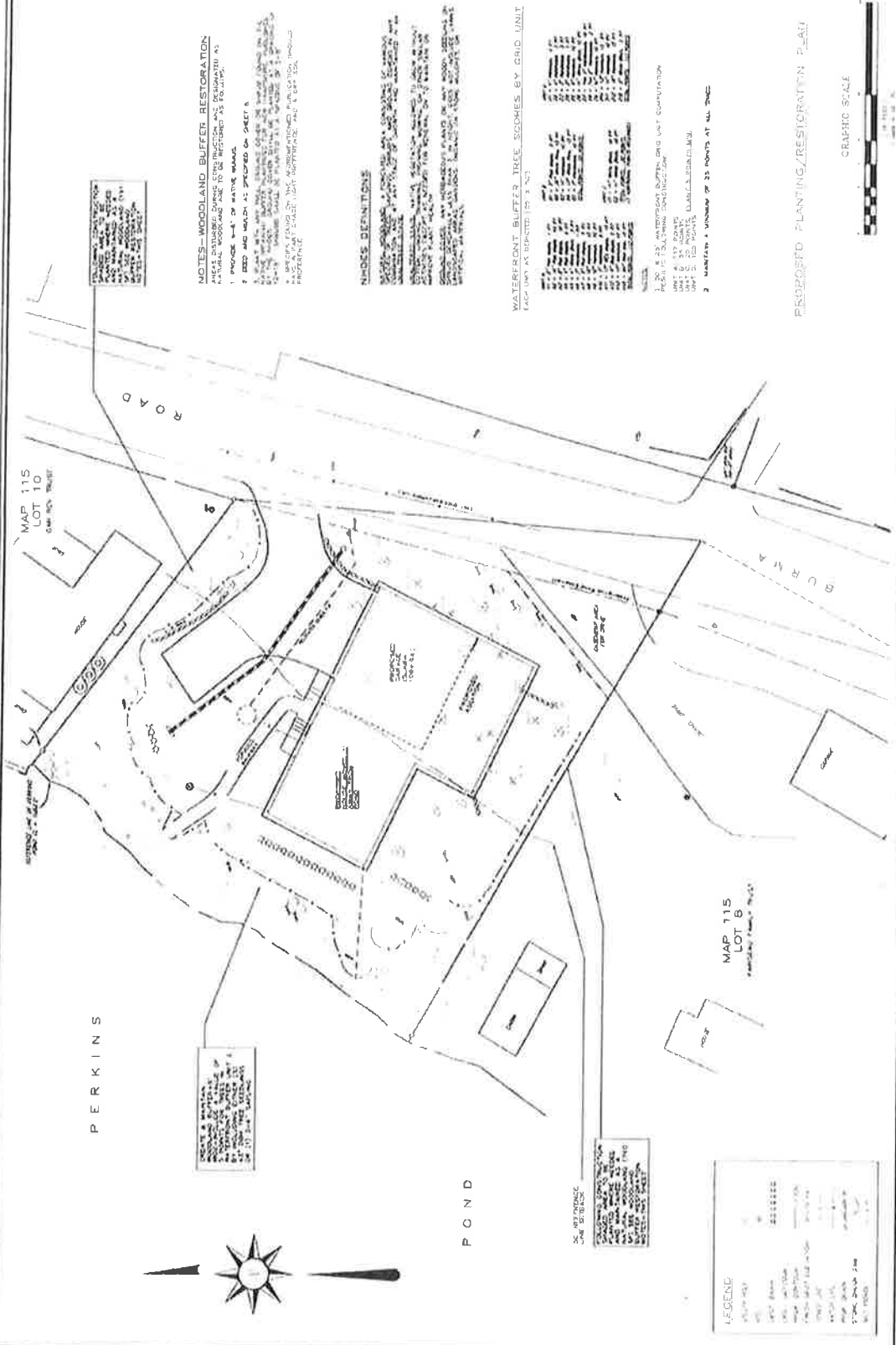
- TREE DEFINITIONS**  
 MAP 115 LOT 10  
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 MAP 115 LOT 9  
 MAP 115 LOT 11  
 MAP 115 LOT 12  
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WATERFRONT BUFFER TREE SCORES BY GRID UNIT  
 EACH UNIT AS REPORTED IN 3.1.1

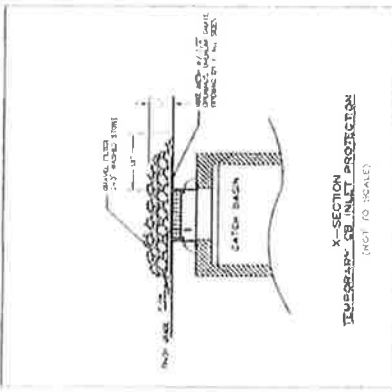
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**PROPOSED PLANTING/RESTORATION PLAN**

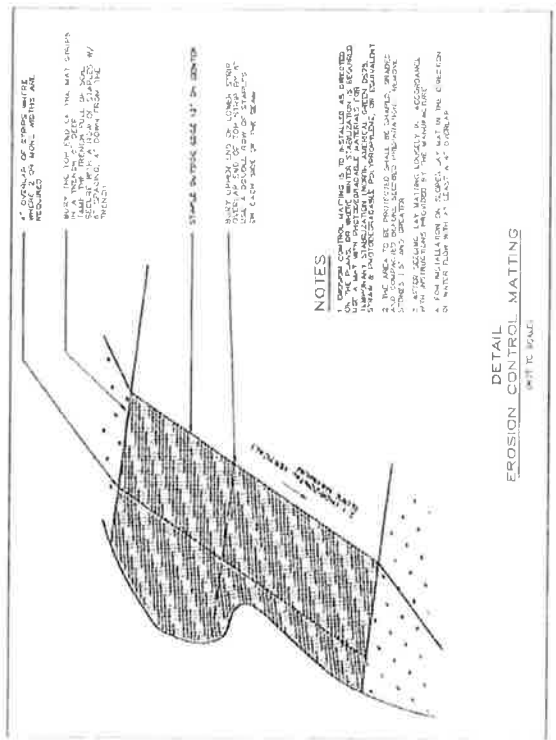






**NOTES**

1. THE SILT FENCE SHALL BE INSTALLED AS SHOWN IN THE PLAN AND SECTION VIEWS.
2. THE SLOPE OF THE SILT FENCE SHALL BE MAINTAINED AS SHOWN IN THE PLAN AND SECTION VIEWS.
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**NOTES**

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**EROSION CONTROL NOTES**

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**CONSTRUCTION SEQUENCE**

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**SEEDING SPECIFICATIONS**

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**TEMPORARY SEEDING**

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NO.	DATE	REVISIONS	BY

**PLANNING DESIGN ENVIRONMENT CONSULTING ENGINEERS**

**MOSEY ENGINEERING SERVICES INC.**

1000 WEST 10TH AVENUE  
SUITE 100  
DENVER, CO 80202

PREPARED FOR  
**LYNN ARNOLD & ALFRED BEAULIEU**

25 SHORE DRIVE, HOLLAND, VA 21551

CONSTRUCTION DETAILS  
PROPOSED HOUSE  
AT  
**22 BURMA ROAD**  
SUNNYSIDE, VA

SCALE AS NOTED  
DATE: APRIL 10, 2019  
PROJECT: 19-112  
**SHEET 6**

**Town of Sunapee  
Statement of Property Usage**

1. Owner's Name Betty & Dana Ramspott

Address (Mail) 223 North Rd

Sunapee NH 03782

2. Phone 603-398-8717

3. Property Location 11 Lower Main St By: Lake Sunapee Methodist Church

Parcel ID 0129-0002-0000

**4. Current Use of Property:**

a. Describe in detail the current use of Property Residence with many individuals in and out of the premises as present owners issue burn permits, arrest warrants, perform weddings and very active beekeeping activities.

Work for a small business and also work for Sunapee Fire Department from home.

b. # of Employees 0

c. Square Feet of Commercial Space: Retail minimal

Office 256 Other                     

d. Hours of Operation varied with request made could be early morning to middle of the night.

Small sales of honey.

**5. Proposed Use of Property:**

a. Described in detail the proposed use of Property Street level area of barn will be used 1/2 garage & 1/2 as canvas shop for marine fabrication of boat covers, upholstery & marine items. The area will be insulated. The lower level outside back may be needed to park a boat. No customer foot traffic.

b. # of Employees 0

c. Square Feet of Commercial Space: Retail                     

Office                      Other 450 sq feet +/-

d. Hours of Operation No set hours but would be not before 8am or after 8pm, as needed.

6. 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 or Zoning Officials.

Betty W. Ramspott  
Signature of Landowners

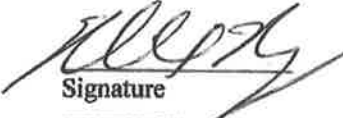
Dana Ramspott

Property Changes Noted

- 1. Increase in Employees? Yes  No
- 2. Increase in Business Area? Yes  No
- 3. Increase in Use Intensity? Yes  No
- 4. Increase in Days/Hours Operation Yes  No

Town Planner's Comments

RECOMMEND THAT PLANNING BOARD  
REVIEW AND DETERMINE NEED FOR  
SITE PLAN.

  
Signature

5-27-17  
Date

Zoning Administrator's Determinations

Based on the above data, findings, and comments, it is recommended that

- (1) the applicant should apply for a Site Plan Review Hearing
- (2) the applicant should consults with the Planning Board to determine if a Site Plan Review Hearing is required.
- (3) the applicant may move forward with the conversion without applying to the Planning Board for Site Plan Review as no use increase or other impacts have been identified.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Planning Board Decision (As Per #2 Above)

Based on the information provided by the applicant, the recommendations above, and as a result of review and discussion by the Planning Board, it is the opinion of the Board that this project will/will not require a Site Plan Review Hearing for the proposed conversion.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date