

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **MAY 4, 2017**

4 **PRESENT:** Peter White, Chair; Joseph Butler; Richard Osborne; Randy Clark; Michael Marquise, Planner

5 **ABSENT:** Donna Davis Larrow, Vice Chair; Joseph Furlong; Shane Hastings, ex-officio member

6 **See attached sign in sheet**

7 Chairman White called the meeting to order at 7:00 pm.

8 **CONTINUATION: PARCEL ID: 0235-0092-0000: SUBDIVISION / LOT LINE ADJUSTMENT NINE (9) LOTS**  
9 **IN FIRST PHASE. EDGEMONT RD, LYNNE BELL.**

10 Mr. Marquise said that he received email notification from the Bell's stating that they have not  
11 completed their wetlands permitting yet and they are still pursuing some of the other permits as well.  
12 They have asked to be continued to the next meeting on June 1<sup>st</sup> and they will still be within the 65 days  
13 so he does not see a problem with continuing the case. The Board agreed to continue the case.

14 **CONSULTATION – MICHAEL LEMIEUX - FIELDSTONE.**

15 Mr. Marquise explained that Mr. Lemieux wanted to be put on the agenda but he has not heard from  
16 him. He believes that Mr. Lemieux wanted to create a new shared road because he was having access  
17 issues. He believes that Mr. Lemieux was only in the developmental stages and it is possible that he  
18 found other avenues. Chairman White asked and Mr. Marquise explained that the consultation was for  
19 the Fieldstone Subdivision on Trow Hill. It was a 13 or 14 lot subdivision that went back to the bank and  
20 some parcels were sold by them. The road goes to the lots and dead ends but it required some shared  
21 driveways to overcome some slope issues. The proposal was to create a driveway to serve four lots,  
22 which would therefore be a road.

23 **OTHER BUSINESS – CAPITAL IMPROVEMENTS PROGRAM (CIP) COMMITTEE**

24 Mr. Marquise said that a few years ago the Town decided to form a Capital Improvements Program (CIP)  
25 Committee but at that time it didn't really get started. The BOS would like to get it up and running and  
26 they need one Planning Board member as a committee member. Chairman White asked and Mr.  
27 Marquise explained that the CIP was voted on in the early 90's and the Planning Board wrote the first  
28 couple of them. There was further discussion regarding the CIP.

29 **OTHER BUSINESS – ZONING ADMINISTRATOR**

30 Mr. Marquise said that Donna Nashawaty, the Town Manager, will be attending the next meeting. Mr.  
31 Marquise continued that Mr. Landry, the Zoning Administrator, has given his notice, which will be  
32 effective in early July. Mrs. Nashawaty wants to sit with the Boards to develop an ideal candidate  
33 profile. Mr. Marquise has agreed to help out in the interim and do some Zoning work and also look at  
34 the position and see how technology may have transformed it. There was further discussion regarding  
35 this matter.

36 **OTHER BUSINESS – SUNAPEE RIVERWAY BOOK SHARING BOX**

37 Mr. Marquise said that he received a question from the Sunapee Riverway regarding putting a book  
38 sharing box on the green space in front of one of the retail stores. The box will be 2 ft by 2 ft and will be  
39 on a post. The Board did not see a problem with this proposal.

40 **OTHER BUSINESS – MCCARTHY SUBDIVISION**

41 Mr. Marquise said that the McCarthy's were before the Board regarding issues with their subdivision on  
42 December 1<sup>st</sup>. They were given six months to return to the Board and he received a letter and drawing  
43 from the engineers. However, Mr. McCarthy requested that they hold the hearing in July because he is  
44 not available in June. Chairman White asked and Mr. Marquise explained that they want to relocate one  
45 of the driveways. They have done the wetlands mitigation and they have their paperwork, they just  
46 want to reschedule the hearing. The Board did not have a problem with rescheduling the hearing for  
47 July.

48 **MISCELLANEOUS – ROUTE 11 IMPROVEMENTS**

49 Mr. Marquise gave a brief update about the Route 11 improvements. The Upper Valley / Lake Sunapee  
50 Regional Planning Commission is involved and the Town has an engineer. They must make sure that  
51 everything is done according to what NH DOT wants as they will be the ones to fund the project. They  
52 have met with DOT to discuss the project and they have made some plans to start the process. The  
53 project will begin in July as it is the beginning of the State's fiscal year. The Planning Commission is  
54 going to start by getting some public input and try to have meetings when Sunapee is busy with people  
55 being here to see what people would like to see. The Town will work with the engineer after that to see  
56 what would be possible. Mr. Butler asked and Mr. Marquise explained that the money for the engineer  
57 will be in the Planning and Zoning budget because the Planning Commission took on some of the cost.  
58 The funding for the full project for the Town's share will need to be on the ballot. There was further  
59 discussion regarding this project as well about the road that the school wants to put in as well as the Fire  
60 Department.

61 **MISCELLANEOUS**

62 Mr. Marquise said that Bernie Towne will have his Site Plan Review ready for the next meeting.

63 There was a brief discussion regarding Dunkin Donuts and the gas tanks at that location.

64 Mr. Osborne made a motion to adjourn the meeting at 7:26 pm. Mr. Butler seconded the motion. The  
65 motion passed unanimously.

66 Respectfully submitted,

67 Melissa Pollari

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71 Planning Board

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73 Peter White, Chairman

Donna Davis Larrow, Vice Chair

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75 Richard Osborne

Joseph Butler

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77 Joseph Furlong

Randy Clark

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79 Shane Hastings, ex-officio member

Suzanne Gottling, ex-officio alternate member