

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **MAY 5, 2016**

4 **PRESENT:** Peter White, Chair; Richard Osborne; Joseph Furlong; Sue Gottling, ex-officio member; Joseph
5 Butler, Alternate; Randy Clark, Alternate Michael Marquise, Planner

6 **ABSENT:** Donna Davis Larrow, Vice Chair; Kurt Markarian; Shane Hastings, ex-officio member

7 **See attached sign in sheet**

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

9 Chairman White appointed Mr. Clark to sit in for Mrs. Larrow and Mr. Butler to sit in for Mr. Markarian.

10 **CONTINUATION: PARCEL ID: 0148-0025-0000: SUBDIVISION / ANNEXATION; LANCE & CHRISTINA**
11 **HARBOUR, HAMEL RD.**

12 Lance Harbour and Clayton Platt, a land surveyor, continued with the merits of the case.

13 Chairman White said that there were new plans for the Board.

14 Mr. Platt asked if the Board has an understanding of what was discussed at the meeting in January. The
15 Board members said that they were present for that meeting.

16 Mr. Platt said that the subdivision / annexation is for land that used to be the old railroad right of way
17 on Hamel Rd. After a survey was completed it showed that the Harbours own property in front of the
18 two neighboring properties and they are trying to annex land to them so that they have access to Hamel
19 Rd. The issue was with Morningside Drive, which is a driveway that crossed a corner of the Café Andre's
20 property. The Zoning Board gave conditional approval but they need to create legal access to Hamel Rd
21 and the Planning Board wanted to see a legal right of way or ownership for road frontage.

22 Mr. Platt said that Cafe Andre's was sold recently. Mr. Harbour said that at the January meeting the
23 previous owner of Café Andre's said she was willing to work with them, though she preferred to sell the
24 property rather than grant an easement. They negotiated with her to purchase the property and then
25 she sold the whole property to another party. Mr. Harbour approached the new owners, who said that
26 they preferred to give an easement rather than selling the property. He had a letter of intent drawn up
27 and gave it to the new owners who brought it to their attorney. He just found out that there is a septic
28 design they submitted to the State and their attorney advised them not to give up any property rights
29 until it has been approved. Mr. Harbour continued that the new owners of Café Andre's believe that the
30 septic design should be approved within the next month or two. He understands that they can continue
31 the case to the June meeting, however, it may need to go into July.

32 Chairman White asked and Mr. Harbour said that they are not ready to present the case to the Board,
33 they are updating them because they have not seen the Board since January.

34 Chairman White asked and Mr. Harbour confirmed that the new owners are willing to work with them,
35 they just want to ensure that their septic design is approved first.

36 Mr. Platt said that they also wanted to check to see if the easement as shown on the plan is satisfactory
37 to the Planning Board. Mr. Osborne said that it allows access to the property, which is what the Board
38 was concerned with so he does not see that there will be an issue. Chairman White asked and Mr.
39 Marquise confirmed that the easement satisfies what the Board wanted so that they did not create a
40 land locked piece of land.

41 Mr. Harbour said that they would like to continue the hearing, however, they would like to have the
42 option to go to July if needed. Mr. Marquise explained that the time limits are for the owner's benefit
43 and a request can be submitted to the Board to continue the case at the next meeting.

44 Mr. Platt asked and Chairman White confirmed that the Board would accept a letter of intent to approve
45 the subdivision / annexation and then sign the Mylar after the easement is recorded.

46 The hearing was continued to the June 2nd meeting.

47 **OTHER BUSINESS – RIGHT TO KNOW MEETING**

48 Mr. Marquise informed the Board that there will be a Right to Know meeting held on Tuesday, May 17th
49 at 7:00 in the meeting room. There was a brief discussion regarding this meeting.

50 **MISCELLANEOUS**

51 Chairman White congratulated Mr. Osborne on being the Firefighter of the Year.

52 **Changes to the Minutes from the April 7, 2016 meeting:** The minutes were continued to the next
53 meeting.

54 Mr. Osborne made a motion to adjourn at 7:19 PM. Mr. Clarke seconded the motion. The motion
55 passed unanimously.

56 Respectfully submitted,

57 Melissa Pollari

58

59

60 Planning Board

61 _____

62 Peter White, Chairman

63 _____

64 Kurt Markarian

Donna Davis Larrow, Vice Chair

Richard Osborne

65 _____

66 Joseph Furlong

Joseph Butler

67 _____

68 Shane Hastings, ex-officio member

Randy Clark, Alternate Member

69