

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **AUGUST 18, 2016**

4 **PRESENT:** Peter White, Chair; Donna Davis Larrow, Vice Chair; Joseph Furlong; Shane Hastings, ex-officio
5 member; Joseph Butler; Randy Clark, Alternate; Michael Marquise, Planner

6 **ABSENT:** Richard Osborne; Kurt Markarian

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 Mr. Markarian so there will be six voting members.

10 **PARCEL ID: 0129-0075-0000 & PARCEL ID: 0129-0076-0000: SITE PLAN REVIEW: TO CONVERT THE**
11 **CURRENT PIZZA RESTAURANT TO A DUNKIN DONUTS. THE CONVENIENCE STORE WITH GAS PUMPS**
12 **WILL REMAIN. 552 ROUTE 11, J & F REALTY.**

13 Mr. Marquise said that the application was filed in advance, fees were paid, notices were posted, and
14 abutters were notified. The application falls under Article V of the Site Plan Review Regulations and
15 everything is there except for items that are usually left open for discussion including: fire alarms; toxic
16 waste storage; and hazardous materials; all of which may be part of the proposal or may not have
17 anything to do with the proposal. Mr. Marquise continued that, keeping those items open, the
18 application is complete.

19 Mr. Marquise said that this case falls oddly in the cycle as the peer review meeting is next week. They
20 talked about the case informally at the last meeting so he has some verbal comments, however, there
21 are no signoffs or written comments from Fire, Police, Highway, or Water and Sewer.

22 Vice Chair Larrow made a motion to accept the application as complete with the following to be
23 reviewed: fire alarms, toxic waste, and hazardous waste for Parcel ID: 0129-0075-0000 and Parcel ID:
24 0129-0076-0000 to convert the current pizza restaurant to a Dunkin Donuts. Mr. Hastings seconded the
25 motion. The motion passed unanimously.

26 Brian Vincent of CLD Engineers and Frank Souliotis and Ari Souliotis presented the merits of the case.

27 Mr. Vincent explained that the building is the current Evans Expressmart and former Pizza Chef building.
28 The project does not change a lot of what is currently on the site, there are just some improvements.
29 There will be two entrances to the facility in similar locations to where they currently are located. The
30 islands are not currently well defined and the driveways are excessively wide so they tried to define the
31 driveways better in terms of entering and exiting the site so it is clearer to motorists.

32 Mr. Vincent said that the gas pumps will remain where they are; they will be upgraded and the
33 underground storage tanks will be replaced. There will be two way traffic for the gas pumps. They have
34 eliminated some parking spaces that created some congestion so the gas pumps should be readily
35 accessible. The circulation around the back of the building will be counter-clockwise and one way.

36 There will be angular parking along the side and in the rear with slight regrading to make that happen.
37 The dumpster will remain where it currently is located. Mr. Vincent showed on the plan that there will
38 be a better defined exit driveway and several better defined parking spaces on the other side. They
39 have also added two ADA spaces on the side of the building. The front walkway is an ADA accessible
40 walkway with truncated domes around the perimeter.

41 Mr. Vincent said that there is a proposed 200 sq ft walk in cooler that will be added to the exterior of
42 the facility. There are also changes to the interior of the facility to give it a brighter, more open feel so it
43 will feel like one facility with the donut shop on one side and the convenient store on the other.

44 Mr. Vincent said that there will be 21 parking spaces, there are currently 15 striped parking spaces
45 though there may be more than 15 if you count unstriped spaces. The required parking for this project
46 would be 19 spaces so they will be exceeding the requirement by 2 spaces.

47 Mr. Vincent said that where they bumped the islands out they have generated some green landscape
48 space to make it more visually appealing. There are shrubs and other plantings also proposed in the
49 islands. There is also another area that they will be making into a green landscaped island.

50 Mr. Vincent said that there are 3 or 4 exterior lights proposed for parking lot lighting. They will be on 12
51 ft posts with cutoff lights and Route 11 is lit with a street light that the facility gets some light from it.

52 Mr. Vincent said that for storm water they are decreasing the amount of impervious surfaces which will
53 slightly decrease the amount of storm water runoff.

54 Mr. Vincent said that the facility is not a destination. People going down Route 11 will stop in, but
55 people will not drive from another area to go there. They do not believe that there will be any increase
56 in destination traffic.

57 Mr. Vincent said that the proposed hours of operation are 5:00 am to 9:00 pm and Evans Expressmart is
58 currently open 5:00 am to 10:00 pm. Currently, there are donuts and coffee sold at the Evans
59 Expressmart that would be transferred to the proposed donut shop.

60 Mr. Vincent said that they are waiting for a NH DOT driveway permit. DOT wanted to hear concerns that
61 the Board may have before processing the application.

62 Mr. Vincent said that they have a NH DES Shoreland Permit pending as they are within 250 ft of the
63 river. Only a corner of the site is within the 250 ft and they have added greenspace so they do not see
64 there being a problem with it. They are decreasing the lot coverage because they are turning some of
65 the paved areas to greenspace. Chairman White asked and Mr. Vincent confirmed that they do plan on
66 cutting into the bank and there will be a retaining wall that will be 2 to 3 ft high.

67 Chairman White said that he was not aware that the site was two lots. Mr. Marquise said that there
68 used to be a house on the middle lot. Mr. Vincent said that there is an easement in place for usage of
69 the lot for the two facilities and the lots are owned by the same owner.

70 Mr. Butler asked if the underground tanks are being replaced and it was explained that they need to be
71 replaced per the State of NH because the tanks are at the point where they require an upgrade. They
72 hope to do the upgrade at the same time they redo the facility so they can pave the site then.

73 Chairman White said that he finds it curious that they do not believe that there would be an increase in
74 business at the site. Mr. Vincent said that he did not say that. Chairman White said that the implication
75 was that they are currently selling donuts and coffee at the Evans Expressmart and all they will be doing
76 is replacing it with a Dunkin Donuts. While that is true, he suspects that there will be a lot more traffic
77 stopping for Dunkin Donuts coffee and donuts.

78 Mr. Furlong said that the Bylaws say that there will be no fast food in Sunapee as that is what keeps the
79 Town quaint. He will vote against a Dunkin Donuts coming to Sunapee. Mr. A. Souliotis said that their
80 proposal isn't very different from some of the businesses in Town; there is a smoothie shop with a walk
81 up window. He is not sure there is a substantial difference other than the name. Mr. Furlong said that
82 the smoothie shop is seasonal.

83 Mr. A. Souliotis said that when they originally went to the Town they were told they would be able to
84 get a building permit. They were then called and told that they could not get a permit without first
85 coming for a Site Plan Review. His concern is that if this was another named store like "Pete's Bagel
86 Shop", they would not be having these types of conversations.

87 Mr. F. Souliotis said that the problem with another named store like "Pete's Bagel Shop" is that it may
88 not last a year and it is important for them to get a return on their investment. He understands the
89 concerns, however, it should not get it mixed up with a McDonalds or a Burger King, which are fast food
90 places that have an impact on the Town. This is a coffee shop that is independently owned and
91 operated. It is not a drive thru and is low impact. It is not their store, they own the real estate and was
92 approached by the owners of this Dunkin Donuts to lease to them. Mr. F. Souliotis restated that is
93 important to get a return on their investment and asked if they should have said no and what they
94 should have done with their property. Mr. Furlong said that he is sure that there are other renters that
95 could potentially go into the space. Mr. F. Souliotis said that the pizza place did well there, however, it
96 was family, and it wasn't good market value. Mr. Furlong said that he cannot believe that Dunkin
97 Donuts is the only business that could be put in there. Mr. A. Souliotis said that they are doing
98 everything that is an approved use of the property and are now having a debate about whether Dunkin
99 Donuts is a good company or not.

100 Chairman White said what he thinks that Mr. Furlong is asking if this is a fast food restaurant or not. Mr.
101 Marquise said that the Zoning Ordinance does not mention fast food, it says no drive thrus. Mr. Furlong
102 said that he is pretty sure that in the Master Plan it says fast food. Vice Chair Larrow said that she read
103 through everything to prepare for this case and there is no mention of fast food. Mr. A. Souliotis said
104 that they will not be putting a drive thru on the site; they will beautify the exterior of the building and
105 upgrade the siding, windows, doors, etc.

106 Chairman White said that his office is directly across the street from the New London Dunkin Donuts and
107 they did a good job of fitting into an existing building there. There is not a drive thru, however, getting
108 in and out of the site between 7:00 am and 8:00 am and around 10:00 am and again at 12:00 pm on
109 Main St is a challenge. Mr. Vincent said that the facility is constrained there. Chairman White said that
110 it is very tight, but the amount of business that goes in and out of the Dunkin Donuts far exceeds what
111 goes in and out of Evans Expressmart in Sunapee. He suspects that they are anticipating the same
112 amount of business as in New London. Chairman White continued that he is concerned about the
113 increase in traffic, especially during peak times of the day. School is starting in 10 days so there will be

114 people going to work, people going to the schools, and then adding a well franchised, well-advertised
115 business. The peak times of this business coincide the peak times of other things that makes that area
116 treacherous. It was explained that they will be expecting 30 to 40 customers per hour at the peak.

117 Lyn Mattoon, a summer resident, asked and it was confirmed that this Dunkin Donuts will have seats for
118 people to sit. Ms. Mattoon said that some Dunkin Donuts have large menus and asked if they will have
119 an extended menu. It was explained that there will be an extended menu with sandwiches as well as
120 donuts. Ms. Mattoon said that the best donuts in Sunapee are now at the Evans Expressmart and
121 Dunkin Donuts cannot hold a candle to them and she was wondering what kind of traffic already comes
122 to the Evans Expressmart between 7:00 am and 9:00 am just for those donuts. The owner of the Evans
123 Expressmart said that they do sell a lot of donuts, though he did not come prepared for customer counts
124 in the store. Mr. A. Souliotis said that there will be some trade off to that. Chairman White said that he
125 imagines that there will still be an impact though.

126 Katie Flint, 32 Central St, the house behind the properties, said she had some concerns about signage,
127 particularly lit lights; traffic during the night; cutting the grade that will increase the traffic behind the
128 building; as well as increased traffic in the peak hours in the morning while the elementary kids are
129 going to school. Chairman White said that it is havoc in the morning and that to have an increase will be
130 more than he thinks they are expecting. He thinks that there should be some controls in place to
131 alleviate that. Mr. Vincent said that they are proposing exterior lighting to the parking as a safety
132 feature but they will be cutoff so the light will go down, not sideways. The owners have said that they
133 will be happy to install security cameras within the building for a safety feature and the police
134 department have said that they would monitor that system. Mr. Vincent continued that the reason they
135 are cutting into the grade is to create better circulation and a better exit route. The current Pizza Chef
136 sign will be replaced and that will be lit from the roof downward. The Evans Expressmart sign will stay
137 as is and there will be a small 6 ft by 2 ft sign that will be put on the bottom of the current road sign that
138 will say Dunkin Donuts that will not be lit.

139 Vice Chair Larrow said that she also drives to New London in the mornings and when the delivery truck
140 comes it creates a lot of traffic congestion. Vice Chair Larrow asked what the proposal is for the delivery
141 vehicles and if they will obstruct the flow of traffic. It was explained that the deliveries will be timed so
142 that they are not during the peak times and will more likely be first thing in the morning or they could be
143 in the afternoon. The deliveries will be like they are today with smaller trucks that pull up to the side
144 and then they pull out behind the back. Larger trucks pull up to the side of Route 11 and then they
145 service the business from there; the shoulder is wide in that area. Vice Chair Larrow asked if there is
146 room enough for traffic to still pass between the parking and where the delivery trucks are going to be
147 parked. Mr. Vincent said that it is the same as now, so it might be tight. Vice Chair Larrow said that if
148 you go through Newport during peak time, traffic flow backs up a lot. If it will be tight for traffic flow,
149 she is concerned about the customers still being able to make the loop through as it will be one way
150 traffic. Mr. Vincent said that the driver would have to pull close to the building or back in to a space for
151 the traffic flow to still work.

152 Alice Josephs, 7 Main St, said that she can't imagine a worse location on in Sunapee on Route 11 to
153 situate a Dunkin Donuts. She brings her grandchildren to school every morning; from the vantage point
154 where she lives and bringing the children to school both on foot and in her car, she has observed and

155 experienced the traffic around this area. She thinks that the difference between Dunkin Donuts and
156 Pizza Chef that was there is that Pizza Chef did not open until 11:00 am, where Dunkin Donuts will be
157 open at 5:00 am. The traffic in this area during these hours is high volume. Ms. Josephs explained the
158 traffic patterns using the plans submitted and where the school entrances and exits are located and
159 where the crossing walks are located. If they are saying that they will have 21 parking spaces, she
160 assumes that they are planning to use 21 parking spaces, which fills the lot and competes with the traffic
161 that is already there in the mornings. She feels as though it will create a traffic problem and a significant
162 safety problem for the children going to the school.

163 Ms. Josephs said that she also hopes that if this proposal is approved that they are respectful to the Old
164 Abbott Library property and to the entire neighborhood.

165 Mr. Marquise said that regarding some of the concerns about pedestrian traffic, at the peer-review
166 meeting Scott Hazelton, the Highway Director, had some thoughts about the Old Abbott Library. Mr.
167 Vincent said that Mr. Hazelton wants to make the property more controlled in terms of exiting and
168 entering. Currently, the Old Abbott Library is accessed from Main St or from the driveway of this
169 property and Mr. Hazelton would like to eliminate the access from this property. They would place a
170 mountable curb in front of the Old Abbott Library access so emergency vehicles could go over it but
171 regular vehicles could not. Chairman White asked and Mr. Vincent confirmed that the curb would go all
172 the way to the existing curb at the street; it would look like a landscape island but would probably have
173 a brick surface.

174 Mr. Marquise asked if Mr. Hazelton wanted more sidewalks. Mr. Vincent said that Mr. Hazelton talked
175 about some more crosswalks but their project does not call for work off the property. There was further
176 discussion regarding traffic calming and the proposal in the Master Plan for the Town to reclaim the
177 main street and slow down traffic. Mr. Vincent said that they have tried to control the traffic from this
178 site onto Route 11. Mr. A. Souliotis said that they cannot control the Route 11 traffic but they are trying
179 to control the traffic that enters and exits their site and to make the flow of the site better.

180 Mr. A. Souliotis said that he thinks that what they are proposing is within the scope of what is permitted
181 by the Town. The Dunkin Donuts business will be an independently owned franchise so it is like
182 someone who owns a regular coffee shop. Chairman White said that he does not think that anyone is
183 against Dunkin Donuts, it is recognizing that a lot of people do like Dunkin Donuts and it is going to
184 increase the amount of traffic in that area. He is not crazy about this location for the Dunkin Donuts, the
185 best place would have been where Pizza Chef moved to; for a traffic and a Planning standpoint that
186 would have been a better location.

187 Mrs. Flint said that she is a teacher at the school and she sees the patterns of where kids go during
188 certain times. One of the busiest times for Pizza Chef was when there were games going on and kids
189 would go there from the Sherburne Gym. She thinks that one of the things to consider is that this is the
190 food that the kids will be purchasing. Vice Chair Larrow said that she does not think that the Board has
191 the right to tell people if they are making healthy choices or not. Mrs. Flint said that where things are
192 situated is part of the job of the Board as this is the pattern of where people will be going and they will
193 develop routines and habits.

194 Mr. Furlong said that in the Master Plan it says that the Mission Statement of the Town is to keep it
195 historic and non-intrusive and to basically keep it a Village to extend from the Harbor to Lower Main.
196 The goal is to keep Sunapee a village for that area and he does not think that a franchise fits the
197 aesthetics of that. Chairman White said that he does not think that the issue is whether the business is
198 franchised or not, that is a secondary element as the name should not matter, it is the use. The name
199 matters in this instance only because it is a nationally recognized brand so the traffic is going to be
200 substantial. Mr. Furlong said that he does not feel as though a national franchise fits into what Sunapee,
201 as a Town, is trying to do as what keeps the property values up is the quaintness. The 2010 Master Plan
202 says that the goal of Sunapee is the keep Route 11 historic. Mr. Marquise said that this does meet what
203 the Master Plan wants as it is not halfway between Sunapee and Georges Mills in a residential area. This
204 is in the Village District and is where the Town has set the Zoning up to not have sprawl. It is up to the
205 engineers to come up with a plan to mitigate any issues that might come up with their site.

206 Mr. Butler asked about the definition of Dunkin Donuts if it is fast food. Mr. Marquise said that there is
207 nothing in the rules that talk about fast food; restaurants are allowed but they cannot have a drive thru.

208 Mr. Clark asked if the applicants would be willing to provide extra data for the traffic patterns and
209 customer counts as one of the locations provided does not open until 8:00 am. He would like to know
210 how many customers range at different times and if it will offset from people who are already going to
211 the Evans Expressmart.

212 Mr. Clark said that he comes off Lower Main during the school year and if it was not for the officer being
213 there he does not know what he would do as the officer lets people go every two or three minutes. Mr.
214 Clark asked if there is any guidance from the Police Department. Mr. Marquise said that Chief Cahill said
215 that he believes that it should be a drive thru as it would keep the traffic flowing and not stop things up.
216 That is debated both ways, however, as it could make the traffic faster. Mr. Marquise continued that
217 Chief Cahill had a study done on speeds down through there and the average was less than 30 MPH. He
218 has heard about the level of service at the intersection, there has been talk about a traffic light, and he
219 wanted to know if this proposal would impact the level of service there and if Mr. Vincent could get
220 numbers on that. It might help the Board determine the level of increase that might come from this
221 proposal.

222 Ms. Josephs said that school starts on August 29th and asked that the applicants and Mr. Vincent spend
223 some time in the morning to see what is going on in that area because it is a lot of traffic. Vice Chair
224 Larrow said that she graduated from that school building and it has not changed. Ms. Josephs said that
225 the Dunkin Donuts would make it worse and in the eight years that she has been bringing her
226 grandchildren to school it has changed; there has been considerably more traffic. Vice Chair Larrow
227 asked if more people are bringing their children to school rather than having them take the bus. Ms.
228 Josephs said that there a lot of children whose parents bring them to school but she thinks that there is
229 a lot of traffic coming both ways and trying to come off Lower Main St every day.

230 Mr. Butler said that his main concern is large trucks stopping for Dunkin Donuts as well as deliveries.
231 There is no place for large trucks to park or stop on that road. Chairman White said that there are
232 always large trucks stopped along the side of the road. It was explained that the large Dunkin Donuts
233 delivery truck is only a once a week delivery. The donuts are delivered in a smaller truck and it would be
234 probably at 3:00 am.

235 Mr. Furlong asked how many employees will be at this location. It was explained that during the peak
236 hours there would probably be 3 to 4 employees. Chairman White asked and Mr. Marquise confirmed
237 that the number of parking spaces is enough for the number of employees, the square footage, and the
238 seating.

239 Ms. Mattoon asked what the capacity of the Dunkin Donuts will be for customers and Mr. A. Souliotis
240 said that he does not know. Mr. Butler asked how many seats Dunkin Donuts will have and Mr. Vincent
241 said that there will be 15 seats; Pizza Chef had 60. It will be open concept inside; it will slightly resemble
242 the Warner facility. It was explained that the interior aesthetics can be tailored differently to be a little
243 softer in the inside and they know that many people in Sunapee have indicated they would prefer this
244 look.

245 Mr. Marquise said that on the side of the building there is an awning and if he saw that driving down the
246 road he'd perceive it as a drive thru and asked if it will create a misconception. It was explained that the
247 window was put there to give more light to the interior and allow customers to see out as it will be a
248 seating area and the awning is a Dunkin's thing that they often do above the windows. Mr. Marquise
249 said that not having the drive thru could cause a misconception. Mr. Butler said that a drive thru would
250 take a lot of the parking. Mr. Vincent said that they did not see a drive thru as feasible in this location.

251 Mrs. Flint said that she heard someone say that the bank was going to be taken back. Mr. Vincent said
252 that it would not be and showed where the regrading will be.

253 Chairman White asked and Mr. Vincent confirmed that there will not be any outside seating.

254 Mr. Marquise said that he does have a petition that he was advised by the Town's attorney to treat as
255 an abutter letter. The petition says "Save Our Sunapee from Franchises. By signing this petition you are
256 supporting and preserving this small town and its small businesses by participating in the choice of
257 keeping the urban crawl of national franchises out. If we do not speak up, Dunkin Donuts will be moving
258 in and this "mini mart" will lose its opportunity to sell both Green Mountain Coffee and supply us with
259 the BEST, "Brother's" doughnuts in NE." Mr. Marquise said that the petition was signed by 60 to 70
260 people but does not carry any weight except as an abutter letter.

261 Mr. Clark asked if there is any incentive to turn this into a larger store. Mr. A. Souliotis said that they are
262 making a substantial investment on the site for the tanks and they have always had it as a multi-tenant
263 building to get a return. They feel as though the two complement each other and feed off each other.
264 Doug Evans, the owner of Evans Expressmart, said that they are getting additional space and can expand
265 their product offerings for the store portion. The focus of coffee and donuts will go to Dunkin Donuts.
266 They will be a little less active in the morning as it will be more on the other side of the building. Some
267 of the traffic will move to the parking on that side as well and should open up the intersection. Mr. F.
268 Souliotis said that where Pizza Chef had their kitchen will be more space for the Evans Expressmart. Mr.
269 Evans said that they will have more cooler space and more offerings. Derek Evans said that they see it
270 as an opportunity to renovate the space and make it more appealing and friendly for customers.

271 Vice Chair Larrow asked and it was confirmed that it is a requirement for the Evans Expressmart to give
272 up the Green Mountain Coffee and the donuts.

273 Mr. Butler asked and Mr. A. Souliotis explained the way the coolers and the store will be renovated.

274 Mr. Butler asked if the submitted traffic counts are for facilities with combined Dunkin Donuts and
275 stores. Mr. A. Souliotis said that he thinks that the one that opens at 8:00 am is not a combination store
276 but they wanted to give a variety to show the traffic patterns; three out of the four submitted have
277 combination stores.

278 Vice Chair Larrow said that her concern with the traffic is with the school traffic but school is not in
279 session at 5:00 am. Mr. Hastings said that Elementary school drop off starts at 7:30 am until 8:20 am.
280 Mrs. Flint said that the traffic for the high school can start anywhere from 7:00 am or 7:15 am. It is not
281 only traffic going to the school but also traffic coming off Lower Main St of parents leaving the school.
282 The officer is there until about 8:30 am. Chairman White said that the buses also add another level of
283 congestion. Chairman White said most of the peak for Dunkin Donuts is from 6:00 am or 7:00 am to
284 9:00 am.

285 Mr. Butler asked and Mr. Marquise confirmed that they do not have any Department Head comments
286 but he will get them at the next peer review meeting.

287 Chairman White said that it is hard to forecast what the impact will be. He thinks that the Board's
288 concern is the increase as it currently is not good, especially from 7:15 am to 8:30 am. Chairman White
289 asked if a traffic study would help. Mr. Marquise said that it could help give the Board an understanding
290 of what the traffic is now as there is a business there now and they could have numbers as to what
291 contribution it is making to the traffic congestion to then see if they can make a projection with the
292 numbers from the other facilities.

293 Mr. Butler asked if there were any traffic studies from when Pizza Chef was at the location. Mr.
294 Marquise said that there were some number from the studies the State did on traffic flows. It is a fairly
295 busy road with over 10,000 vehicles per day on the road. Mr. Butler said that a traffic study now would
296 not do any good as half the building is not being used. Mr. Marquise said that they have statistics from
297 what happened at the intersection when the pizza place was there and he thinks that Mr. Vincent can
298 look at the current traffic and make a prediction as to what the increase will be.

299 Chairman White was asked if this is a change of use and explained that it is not a change of use, it is an
300 increase of intensity. Mr. Vincent had said that this is not going to be a business people come from
301 other towns for so it might not increase the through traffic through Town; more traffic could be
302 concentrated in this area than before though as it would attract customers because of what it is.

303 Mr. Butler said that he has difficulties making a decision at this meeting without Police, Fire and other
304 Department Head comments and without a traffic count. Mr. Clark agreed with Mr. Butler. Mr.
305 Marquise said that the Board does have 65 days to make a decision.

306 Chairman White asked and Mr. Marquise gave more information regarding a traffic study to see the
307 traffic flows and if the level of service would be decreased further.

308 Chairman White asked about the crossing guard. Mr. Hastings said that the crossing guard is a police
309 officer. Mr. Clark said that if the crossing guard was not there it would be worse as he manages the
310 traffic well.

311 Mr. A. Souliotis asked and Mr. Vincent explained that they will be looking at the traffic not only for their
312 facility but also for Route 11 and the intersections. Chairman White said the biggest concern is when
313 school is in session. Mr. Vincent said that Chief Cahill did a traffic study in July and Route 11 had 10,000
314 cars per day. Sunapee is a tourist town, which may account for some of the traffic, but the numbers do
315 not account for what happens when school is in session.

316 Mr. Butler asked and it was explained that Pizza Chef had 60 seats.

317 Chairman White said that in terms of the Site Plan he thinks that it is a good layout. He is glad to see the
318 parking removed from the front of the building as it was treacherous. Mr. F. Souliotis said that Mr.
319 Hazelton said that he was going to see if they could move the cross walk as it is currently going into the
320 parking lot. Chairman White said that it will be nice to have some direction to the crosswalk as it
321 currently is just pavement. Vice Chair Larrow said that she also likes the one way traffic on the site.

322 Mr. Butler asked and it was confirmed that the pumps will remain in the same spot.

323 Chairman White asked and Mr. Vincent confirmed that there will be signage for parking and the traffic
324 flow.

325 Chairman White said that he would like to see the traffic study include the service times for Main St and
326 Lower Main St.

327 Mr. Butler asked and Mr. Marquise confirmed that they will have Department Head comments at the
328 next meeting.

329 Mr. Clark said that he'd also like a rough estimate from the Evans Expressmart how many coffee
330 customers they have daily.

331 Mr. Marquise said that there is another meeting in two weeks on September 1st and the case can be
332 continued to that meeting if they think that they can get all the information together by then or it can
333 go to the October 6th meeting. Chairman White and Vice Chair Larrow both said that they cannot attend
334 the September 1st meeting. Chairman White said that if the applicants cannot get the information by
335 the September 1st meeting, the Board can then continue it to the October meeting. Chairman White
336 explained that the case will not be re-noticed to abutters.

337 There was a brief description regarding the petition. Vice Chair Larrow said that the name of the
338 business is not something that the Board can look at. Chairman White said that the only issue is that the
339 brand could increase traffic to the site. Chairman White said that Green Mountain Coffee is a national
340 business as well.

341 **MISCELLANEOUS**

342 Chairman White said that they were going to have a joint Planning and Zoning meeting, however, the
343 Zoning Board determined that they would like to hold the meeting themselves. They will, therefore, be
344 meeting on September 8th and he encourages the Board member to attend the meeting.

345 Mr. Marquise said that the Board had scheduled the second night for the joint meeting. However, he
346 was wondering if the Board wanted to hear the cases that have been moved to that night, or if they

347 want to move those hearings to the October 6th meeting and to just discuss Zoning Amendments. There
348 is some pressure as one of the cases has a Purchase and Sales Agreement for, but he does not think that
349 is the Board's issue. The only reason that the case tonight was heard is that there was an administrative
350 error with getting it on the agenda for the last meeting. Normally, the Board does not hear cases on the
351 second meeting of the month. There was further discussion regarding this matter and the Board
352 determined that they would only discuss Zoning Amendments at the September 15th meeting, not any
353 cases.

354 Mr. Marquise said on September 1st the Chair and Vice Chair will not be at the meeting. The last time
355 this happened they went by seated order, for the September 1st meeting it would be Mr. Markarian.

356 There was a discussion about businesses and franchising going into the different Zoning Districts.

357 Mr. Furlong made a motion to adjourn the meeting at 7:57 pm. Mr. Butler seconded the motion. The
358 motion passed unanimously.

359 Respectfully submitted,

360 Melissa Pollari

361

362

363 Planning Board

364 _____

365 Peter White, Chairman

366 _____

367 Kurt Markarian

368 _____

369 Joseph Furlong

370 _____

371 Shane Hastings, ex-officio member

Donna Davis Larrow, Vice Chair

Richard Osborne

Joseph Butler

Randy Clark, Alternate Member