

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **JANUARY 15, 2015**

4 **PRESENT:** Peter White, Chair; Robert Stanley, Vice-Chair; Kurt Markarian; Tanner Royce; Shane Hastings,
5 ex-officio member; Michael Marquise, Planner

6 **ABSENT:** Donna Davis Larrow

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

8 **PARCEL ID: 0106-0021-0000 & PARCEL ID: 0104-0087-0000: SITE PLAN REVIEW: EXPANSION OF USE**
9 **AT ASSISTED LIVING CENTER WITH AN ADDITION TO HOUSE A MEMORY CARE FACILITY. HK SUNAPEE**
10 **COVE, LLC, HALLKEEN MANAGEMENT, INC., 1250 ROUTE 11.**

11 Charlie Hirshberg of CLD Engineers, and Andy Burnes and Caroline Caranci of HallKeen Managment /
12 HK Sunapee Cove, presented the case.

13 Mr. Marquise indicated that the hearing was not to be a final hearing so no acceptance for
14 completeness was necessary.

15 Mr. Hirshberg discussed the new wing that will be placed on the northeast side of the existing building.
16 He noted most of the property was in the Village Commercial Zone where this use is allowed. If the
17 project is approved, the two existing lots will be merged. The Board had previously noted that any
18 approval would have a condition that the lots are merged.

19 Mr. Hirshberg discussed the setback to Otter Brook and Lake Sunapee. Some of the fire lane will be in
20 the setback but it is proposed that this will have a loam/grass surface so it will not be an impervious
21 drive.

22 It is proposed that the new parking spaces will be pervious pavers to help cut done on the
23 shoreline/storm water impact. More details on the storm water will come at the final hearing.

24 Mr. Hirshberg felt the parking was adequate based on one space for three beds. The numbers will need
25 to be verified.

26 The State Fire Marshall will be reviewing this project. Mr. Hirshberg asked if the Board could give
27 approval subject to receiving that approval which may take up to 6 months. The Board agreed as long as
28 Fire Chief Danny Ruggles gave his approval to the overall site plan.

29 **PARCEL ID: 0237-0025-0000: CONCEPTUAL REVIEW: REVIEW AVAILABLE OPTIONS AND POSSIBLE SITE**
30 **PLAN CHANGES ON "THE PRESERVE AT MOUNT SUNAPEE" LOCATED ON BROOK ROAD.**

31 Charlie Hirshberg, of CLD Engineers, and Ari Pollack, an attorney with Gallagher, Callahan & Gartrell law
32 firm in Concord, NH, presented the Conceptual Review to the Board.

33 Chairman White explained that a conceptual review is an informal meeting where the applicant explains
34 to the Board what they want to do. The Board can then discuss their ideas, thoughts, concerns, etc.

35 There will not be a vote at the meeting, nor will the Board say that if something is done it will guarantee
36 an approval. The Board will just give the applicant guidance the best that they can.

37 Mr. Hirshberg said that this project was originally called "The Preserves" and is on Brook Rd, right at the
38 Goshen town line. The project started in 2005 and was approved for 12 duplexes / 24 units. The
39 developer at the time got Site Plan approval and construction approval for a first phase, which he
40 believes was for the first 4 duplexes. They also built 1,050 feet of road. Mr. Hirshberg explained that
41 one set of plans that he gave the Board was from the original approval.

42 Mr. Hirshberg said that the property is approximately 37 acres, so density wise there could be 24 units.
43 The previous developers started the construction and built 1,050 feet of access road, a driveway that
44 was supposed to go to two duplexes, and one of the duplexes. The Board asked and Mr. Hirshberg said
45 that one half of the duplex is rented and the other is only about 80% complete.

46 Mr. Hirshberg said that the first phase was supposed to be the driveway to four duplexes, but not the
47 cul-de-sac. The condition after the first phase was complete was that they had to build the cul-de-sac
48 and the fire protection cistern. All of the first section of the road was built with the drainage features
49 required and at the time there was a State Alteration of Terrain (AoT) permit for the entire project,
50 which was only good for two years and is now expired. Mr. Hirshberg said that he and Mr. Pollack met
51 with someone from the State to ask about the AoT permit and they were told that what was built falls
52 under the old regulations. However, anything continuing on would fall under the new regulations and
53 the requirements would be different. Storm water is handled quite differently between the old and new
54 regulations and there is more area requirement. Mr. Hirshberg continued that he does not believe that
55 they would be able to get 24 units on the property with the new regulations, but the plan would be to
56 get between 18 to 20 units. Mr. Hirshberg said that they are asking the Board for feedback because
57 there really isn't a market for duplexes.

58 Mr. Pollack said that the original developer went bankrupt and that the property was sold to their client
59 through foreclosure. The properties were not well marketed, whether there was a reasonable market
60 for duplexes at the time or not. The new owners would like to get approval of some type of mixture of
61 housing.

62 Vice-Chair Stanley asked how close the property is to Mt. Sunapee. Mr. Hirshberg said that it is on the
63 back part of the mountain and if it expands then it will be about 2.5 miles from the new base. Mr.
64 Hirshberg said the property is not far down Brook Rd and the entrance is a paved road.

65 Mr. Hirshberg said that they are considering a mixture of housing, with maybe the lower sites duplexes.
66 He thinks when they get higher onto the property there will be views and that individual units would be
67 more appealing. The units would have limited common areas. The other option would be clustered
68 lots, though he does not know if this would necessarily work.

69 Chairman White asked Mr. Hirshberg if he thinks that the biggest constraint would be the Planning
70 Board regulations or the change in the State regulations. Mr. Hirshberg said that it will be the change in
71 the AoT and the way drainage is handled. Today, there are pretreatment and treatment requirements
72 so it requires an infiltration component and more area to accommodate storm water. Chairman White
73 asked and Mr. Hirshberg agreed that this type of development could be done today with the Town's

74 regulations. It was set up with the septic systems clustered with four units on a system and if they go
75 with individual units they may go with individual septic systems as there can be issues with shared
76 septics.

77 Mr. Hirshberg said that one of the questions he has is that at the time that they did the original plan,
78 they had two duplexes on a drive and if they do four detached units there would have to be roads.
79 What they may do is create a loop in order to get into areas where they could do detached units if this is
80 allowed. There may also need to be some driveways where the grade exceeds the rules. Chairman
81 White asked and Mr. Marquise confirmed that the regulations can be waived and there can be
82 exceptions. There was further discussion about the grades and creating a loop road. The Board
83 explained that they will need approval from Highway and the Fire Department as well.

84 Mr. Marquise asked and Mr. Hirshberg explained that they already have one duplex built so they may
85 carry the theme for the lower portion where they don't have the views, though this depends on if they
86 can take care of the storm water for the units. The areas that don't have the views are the lower
87 sections so they may do four duplexes and then, continuing up the hill, they will change into individual
88 homestead areas. Mr. Marquise asked and Mr. Hirshberg said that he does not think that they will have
89 24 units, they are looking more at 20.

90 Mr. Hirshberg said that one of the other questions that came up is that they had architectural plans for
91 the duplexes, and considering that one is built they may want to stay in that style. However, with the
92 detached units, the Boards typically look at elevations and they wouldn't be overly designed but would
93 give a sense of what they might be. Chairman White said that the Board's point of interest would be
94 how the units fit into the land but they would not need to be working drawings. There have been times
95 where owners came in with just sketches. Mr. Hirshberg said that it is sometimes easier to design
96 around a specific building rather than just design around a specific footprint. Mr. Pollack said that there
97 is intent to have the buildings blend together.

98 Mr. Pollack said that comparing the State regulations and the Town's, the biggest change is with the AoT
99 regulations. He thinks that it makes more sense to go the route of getting that approval first and then
100 allow that to drive the space that is left after the storm water drainage to map the units. Mr. Pollack
101 continued that he thinks that the purpose of their visit was to see if there were any changes that would
102 need to accommodate.

103 Mr. Pollack asked and Mr. Marquise confirmed that he does not remember any Variances that were
104 required for the prior approval. Mr. Hirshberg said that there was the exception of the drive grade,
105 which the Fire Chief approved. The Board said that Mr. Hirshberg will want to also talk to the Road
106 Agent.

107 Mr. Hirshberg said that he does not remember how many units were approved for the first phase. Mr.
108 Marquise said that they can look it up but that with the changes they may want to phase it differently.

109 **Changes to the Minutes from the December 18, 2014 meeting:**

110 Shane Hastings made a motion to accept the minutes for December 18th. Tanner Royce seconded the
111 motion. The motion passed unanimously.

112 **Changes to the Minutes from the December 4, 2014 meeting (exempting lines 13-33 and lines 182 to**
113 **185)**: Change line 46 to 47 to read "... the Zoning Board will make their decision first..."

114 Robert Stanley made a motion to approve the minutes as amended. Tanner Royce seconded the
115 motion. The motion passed unanimously.

116 **MISCELLANEOUS**

117 The Board noted that Mr. Lemieux, owner of the old Chase Marine property, has not come back
118 regarding the excavation that he is doing on the property. If he does not come to the next meeting, Mr.
119 Marquise assumes that there will need to be a Cease & Desist order as the Board will have to deny the
120 application.

121 Robert Stanley made a motion to adjourn at 8:23 PM. Tanner Royce seconded the motion. The motion
122 passed unanimously.

123 Respectfully submitted,

124 Melissa Pollari

125

126 Planning Board

127 _____

128 Peter White, Chairman

Robert Stanley, Vice-Chairman

129 _____

130 Donna Davis Larrow

Tanner Royce

131 _____

132 Kurt Markarian

Shane Hastings, ex-officio member