

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **APRIL 3, 2014**

4 **PRESENT:** Peter White, Chair; Vice-Chair; Donna Davis Larrow; Kurt Markarian; Tanner Royce; Charlotte
5 Brown, alternate, Shane Hastings, ex-officio member; Michael Marquise, Planner

6 **ABSENT:** Robert Stanley

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

8 Chairman White commented that he did not thank Erin Andersen in the minutes for her service on the
9 Board. He is sorry that she is not coming back but understands that there are other issues that prevent
10 her from continuing on.

11 Chairman White appointed Charlotte Brown to sit in for Bob Stanley for the meeting.

12 Changes to the Minutes from the March 6, 2014 meeting: Change Lines 78 – 79 to read “David Little
13 signed off to indicate that the Association is agreeing to this subdivision / annexation.” Change Line 106
14 to read “The Board signed the Mylars.” Change Line 110 to read “...all the lots currently known as Cary
15 Rd...”

16 Shane Hastings made a motion to accept the minutes from March 6, 2014 as amended. Kurt Markarian
17 seconded the motion. The motion passed with six in favor and one abstention (Charlotte Brown).

18 **ELECTION OF OFFICERS**

19 Tanner Royce nominated Peter White as Chairman of the Planning Board. Donna Davis Larrow
20 seconded the nomination. The nomination passed unanimously.

21 The Board voted unanimously to appoint Robert Stanely as Vice Chair of the Planning Board.

22 **LIBRARY MEETING**

23 The Board briefly discussed the library meeting that was held Monday, March 31st concerning what the
24 Town people want to do with the current Abbott Library. They also discussed what could happen on the
25 Site if the Town sold the building with or without covenants and restrictions.

26 **PARCEL ID: 0226-0030-0000: SITE PLAN REVIEW: EXPAND ON THE MARINA SITE PLAN TO INCLUDE**
27 **HEAVY EQUIPMENT REPAIR, AUTO REPAIR AND R.V. REPAIR AND STORAGE. RICHARD K. OSBORNE,**
28 **284 ROUTE 11.**

29 Mr. Marquise said that the application was submitted in advance, notices were posted, fees were paid,
30 and abutters were notified. The case falls under Article V of the Site Plan Regulations and all of the
31 items requested under Article V are on the Plan. Mr. Marquise said that he believes the application is
32 complete. Also, they do have comments from Fire and Police to discuss during the hearing. Mr. Royce
33 asked if they have received the Variance from the ZBA and Mr. Rodewald explained that they will be
34 going next week. The Board noted that any approval will be pending ZBA approval.

35 Kurt Markarian made a motion to accept the application for a Site Plan Review as complete pending the
36 Zoning Board approval for Parcel ID: 0226-0030-0000: to expand on the marina Site Plan to include
37 heavy equipment repair, auto repair, and RV Repair and Storage, Richard K Osborne, 284 Route 11.
38 Tanner Royce seconded the motion. The motion passed unanimously.

39 Richard Osborne and Roger Rodewald presented the merits of the case. Mr. Rodewald explained that
40 the Board should have copies of the Site Plan, the drainage plan, and the septic plan. Mr. Rodewald
41 explained that Mr. Osborne would like to have the diversity in his business in order to bring in other
42 sources of revenue on top of the boat storage. Mr. Rodewald explained that the site is unique because
43 it is off the road and there is significant screening and the noise factor does not apply. Mr. Rodewald
44 explained that Mr. Osborne received approval from the State of NH DOT to expand the apron to
45 accommodate larger vehicles.

46 Mr. Rodewald said that he sent a copy of the plan to the Department of Environmental Services (DES)
47 Wetlands Division because he was concerned that there may be an issue about any impact on Wendell
48 Marsh and they have replied that there are no problems.

49 Mr. Rodewald said that they have received the State approval for the holding tank and have also
50 received State approval for the waste oil burner.

51 Mr. Rodewald explained that they have been to the Zoning Board who brought up questions about
52 setbacks so they increased the front setback to 100' from the property line and the side and rear
53 setbacks to 200' so that the abutters are not really affected by the garage or any expansion. Chairman
54 White asked and Mr. Osborne explained that there is an abutter on one side but the others are not
55 close.

56 Mr. Marquise read a letter from an abutter, Gary Morrill, of 286 Route 11, to the Board (SEE ATTACHED).
57 Mr. Morrill is not in favor of the proposal. Mr. Rodewald commented that everyone needs to make a
58 living and that Route 11 does not have a lot of beautiful and pristine areas. He does not feel as though
59 Mr. Osborne's situation is detrimental to the area nor will it have a great environmental impact.

60 Mr. Landry said that in regards to one of the abutter's concerns regarding traffic, he does believe that
61 the State looked at the site very cautiously before they gave approval. He also feels as though the
62 generous screening that they have added enhances the fact that no one will be able to see the business.

63 Chairman White said that his biggest concern was the traffic but it is a State issue and they have
64 approved the proposal. Mr. Osborne said that the State has requirements for sightlines that need to be
65 met and he does meet them. He also has to trim the brush in the State ROW in order to maintain the
66 sightline.

67 Mr. Marquise said that he went to look at the site today and the proposal is not a lot different from
68 what is currently done. Mr. Osborne said that he did leave room for future expansion but that he would
69 not be cutting trees for the expansion. Chairman White asked if part of the application is to keep the
70 tree line and asked if there could be wording that keeps the 100' buffer. Mr. Osborne said that it is his
71 intention to keep the buffer. Chairman White explained that the approval goes with the land and the
72 next owner could decide to cut the buffer if it is not part of the requirements.

73 Mr. Landry asked how many acres the business will be using. Mr. Osborne said the whole amount that
74 is out of Current Use is around 8 acres and the Current Use portion goes down to the road. Mr.
75 Rodewald said that there is approximately 2.75 acres for the business.

76 Mr. Markarian said that the 100' buffer is actually from Mr. Osborne's property line, so including the
77 State Right of Way there is 175'. He thinks that this is more than adequate as he only needs 25' and is
78 giving 100'. Mr. Osborne said that his intention is to keep it a tree line buffer, not just a buffer where
79 there are no buildings. There was further discussion regarding the buffer and adding a note to the Plan
80 to ensure that it remains a tree line buffer.

81 Mr. Marquise asked the applicant what the holding tank will contain. Mr. Rodewald explained that it is
82 for an internal drainage system within the building. It is required by the State that anything that drains
83 within the building go into a tank so that any grease or gasoline gets caught in the tank which is then
84 pumped out by someone who is licensed to do so. Chairman White asked and Mr. Osborne confirmed
85 that the building does have floor drains, they currently run to a grease tank but the regulations have
86 changed and they need the holding tank and it needs to be installed before heavy equipment and auto
87 repair can begin.

88 Chairman White asked if there were any letters from any of the Department Heads. Mr. Marquise said
89 that there are sign-offs. Mr. Marquise continued that the comment from the Police was that he had
90 concerns regarding the driveway being in a 50 MPH zone. The Board noted that the applicants do have
91 approval from the State.

92 Chairman White asked if there were any abutters present and there were none. Chairman White asked
93 if there were any other questions from the audience or from the Board for the applicants and there
94 were none. Chairman White closed the public input part of the meeting.

95 Tanner Royce made a motion to accept the Site Plan Review for Parcel ID: 0226-0030-0000 to expand
96 the marina Site Plan to include heavy equipment repair, auto repair, and RV repair and storage for
97 Richard K Osborne on 284 Route 11 subject to the Zoning Board of Adjustment Variance and with the
98 addition of the restricted cutting zone language to be added to the Plan and the holding tank being
99 installed prior to any heavy equipment or automobile repair commencing. Kurt Markarian seconded the
100 motion. The motion passed unanimously.

101 **PARCEL ID: 0136-0018-0000: CONCEPTUAL REVIEW: THREE (3) LOT MINOR SUBDIVISION OF 5.2 ACRE**
102 **PARCEL. KAREN MCDONALD, 314 LAKE AVE.**

103 Will Davis of Horizon Engineering and Bruce McCarthy presented the case on behalf of Karen McDonald.
104 Mr. Davis gave copies of the proposed Plan to the Board and explained generally where the Site is
105 located.

106 Mr. Davis said that the proposal is for a three lot subdivision. They will need to build a road to create
107 frontage for the three lots. There is also an easement on the property for the power lines.

108 Mr. Davis said that the Plan is all approximate as they have not done any surveying yet because they are
109 waiting for the snow to melt. The Plan is based on the Tax Map and a site walk but the deed reflects an
110 easement that will be laid out on the Plan. They are proposing to have one of the property lines to be

111 laid out along the easement. Mr. Davis continued that there is an existing house and driveway on the
112 property with access onto Lake Ave. They plan to extend the driveway and use it as the road and have a
113 cul-de-sac with driveways off of it.

114 Mr. Marquise asked if there will be Town Water and Sewer. Mr. Davis explained that the existing house
115 does have a septic and a well and they are proposing to have that remain "as is" but they would have
116 the other two lots be connected to the Town services.

117 Mr. Marquise said that he looked at the driveway and it does not seem too steep but asked if there will
118 be any problems meeting the 10% grade. Mr. Davis said that based on his site walk it looks like it should
119 work but will not know more until he does the survey.

120 Mr. Landry asked if the road will be considered a permanent, private road. Mr. McCarthy said that they
121 have discussed it and have determined that it makes better sense to build it to Town standards so that it
122 could be accepted as a Town road. Mr. Landry said that the Town is leaning more towards hammer
123 heads and said that the applicants may want to discuss this issue with the Highway Director, Scott
124 Hazelton.

125 Mr. Davis asked if a fire hydrant would be required and Mr. Marquise explained that it will be up to the
126 Fire Chief.

127 Mr. Marquise asked if there are any Shoreline issues or if they are out of the 250' buffer. Mr. Davis said
128 that they have not done the survey but based on the Tax Map they are about 280' from the front of the
129 lot.

130 Mr. Marquise said that one of their subdivision stipulations is that two-thirds of the lot has to be
131 buildable which means that any steep slopes or wetlands needs to be accounted for and could be an
132 issue as they are close to the minimum lot sizes for the Zone.

133 There was a brief discussion regarding the road frontage.

134 **PARCEL ID: 0106-0019-0000 & PARCEL ID: 0104-0003-0000: REVIEW STATEMENT OF PROPERTY**
135 **USAGE, LAKE SUNAPEE ROWING CLUB HOURS & DAYS OF OPERATION, PARKING & FACILITIES.**
136 **GEORGES MILLS HARBOR.**

137 Katrina Hill, Faith Reney and Brenda Balenger presented the case on behalf of Lake Sunapee Rowing
138 Club. Mrs. Hill gave a packet of information to the Board and explained that they are a small non-profit
139 organization and have been together for five years.

140 Mrs. Hill said that they were told that they should have come before the Board last year but did not
141 know and it was determined this year that they need a review of the Statement of Property Usage. Mr.
142 Landry said that anytime there is an increase of usage an organization needs to complete a new
143 Statement of Property Usage which needs to be reviewed by the Board. They were going to increase to
144 include Saturdays this year, which he has been told they are not going to do, but they had increased last
145 year. Mr. Landry continued that he spoke with Mr. Marquise and they determined that the Rowing Club
146 needed to complete a Statement of Property Usage and come before the Board so that there is a
147 document with what they are doing. The Selectboard determined that they would not give their

148 approval for the Rowing Club to use Town property until they had approval from the Planning Board.
149 Chairman White asked and Mr. Landry confirmed that the Rowing Club has received permission in the
150 past to use Town property. Mr. Hastings said that the issue the Selectboard had is with the hours.

151 Mrs. Hill said that the Rowing Club uses multiple sites, two for parking. They store the shells on the
152 Stoughton property which is behind the Town restrooms and then meet on the Georges Mills beach.
153 They do not make a lot of noise and are typically out of the Harbor within 20 minutes. Mrs. Hill
154 continued that they are asking for what they did last year which was extend their season to include
155 spring and fall. Also, last year the Selectboard allowed them to go out Monday through Friday from
156 9:30am to 11:00am with up to five rowing skulls, which are singles, so that those people could get
157 instruction.

158 Mrs. Hill said that they are on the Town property a maximum of 15 minutes coming and going. They are
159 usually out by 8:00am.

160 Mr. Landry said that the Town Office has not received any complaints regarding the use or the parking.
161 Mr. Landry asked if the building where they are currently parking what the Rowing Club plans to do for
162 parking. Mrs. Hill said that they do a lot of carpooling, they come in boats, ride bikes, etc. There is a
163 park n' ride in New London and could carpool more and ask Dana Fletcher for more spaces. They
164 average 4 – 5 cars in a session, what is on their Statement of Property Usage is the maximum. Mrs.
165 Balenger said that they do have a lot of coming and going with some people leaving to go to work and
166 then the single skullers come in. They have limited equipment and do not have a lot of boats available
167 to use.

168 There was another brief discussion regarding the changes. The Board did not have any objections to the
169 Statement of Property Usage and do not feel as though the Rowing Club needs a full Site Plan approval.

170 **MYLAR**

171 The Board signed the Mylar for the Subdivision / Annexation between Joseph A Villers & Monique
172 Rossignol and Granliden Community Association.

173 Shane Hastings made a motion to adjourn at 8:28 pm. Donna Davis Larrow seconded the motion. The
174 motion passed unanimously.

175 Respectfully submitted,

176 Melissa Pollari

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182 Planning Board

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184 Peter White, Chairman

Robert Stanley, Vice-Chairman

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186 Donna Davis Larrow

Tanner Royce

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188 Kurt Markarian

Shane Hastings, ex-officio member

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190 Charlotte Brown, alternate member

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