

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **JULY 18, 2013**

4 **PRESENT:**; Robert Stanley, Vice-Chair; Donna Davis Larrow; Tanner Royce; Erin Andersen; Kurt
5 Markarian; Shane Hastings, ex-officio member; Michael Marquise, Planner

6 **ABSENT:** Peter White, Chair; Charlotte Brown, alternate

7 **ALSO PRESENT:** see attached sign-in sheet

8 Vice-Chairman Stanley called the meeting to order at 7:15 pm.

9 Changes to the Minutes for the June 6, 2013 Planning Board Meeting:

10 Shane Hastings made a motion to accept the minutes of the June 6th meeting. Tanner Royce seconded
11 the motion. The motion passed unanimously.

12 **MISCELLANEOUS**

13 Mr. Marquise informed the Board that in the Zoning Ordinance under Special Exception 3.50-b one of
14 the conditions was inadvertently left out in the re-write and it will be added as an insert.

15 **PARCEL ID: 0211-0016-0000: SITE PLAN REVIEW: ADD (3) ADDITIONAL STORAGE BUILDINGS (15,200**
16 **SQ FT) ON SITE. 1000 ROUTE 11, SUNAPEE, HIGH PINE PROPERTIES, LLC**

17 Mr. Marquise stated that the application was filed in advance, fees were paid, abutters were notified by
18 certified mail, and notices were posted. The application falls under Article V of the Site Plan Regulations.
19 Mr. Marquise said that in going through the requirements he believes everything is substantially
20 present. Mr. Marquise continued that there are a few items he does not see specifically detailed but
21 they can be discussed during the merits. These items are: landscaping, fire protection, and drainage.
22 Mr. Marquise recommends the application be accepted as complete subject to those items.

23 Donna Davis Larrow made a motion to accept the application as complete subject to the landscaping,
24 fire protection, and drainage. Shane Hastings seconded the motion. The motion passed unanimously.

25 Scott Aiken and Chris Aiken presented the merits of the case on behalf of High Pine Properties. Mr.
26 Aiken explained that they have a plan to add three separate buildings, totaling 10,000 square feet, are
27 similar to what is there currently. They have not discussed landscaping but they are willing to conform
28 to whatever the Board sets as guidelines.

29 Mr. Aiken said that, in terms of drainage, it remains the same as it is now as it is an open lot with no
30 pavement and everything drains down into the ground. Mr. Aiken explained the rooflines of the
31 buildings and the approximate height. Vice-Chair Stanley asked Mr. Marquise if there are special
32 requirements during construction for drainage. Mr. Marquise said that he noticed that there will be a
33 silt fence during construction. Mr. Marquise noted that wetlands have been delineated on the plans

34 and asked if the retaining wall will go in before construction occurs. Mr. Aiken explained that they will
35 build the retaining wall first and showed on the Plan where they will install silt fencing.

36 Vice-Chair Stanley noted that one of the new buildings is next to Route 11 but that really nothing can be
37 seen except for the office building. Mr. Aiken said that they are only going to disturb three trees/bushes
38 with the building in the front and that they would replace them in kind. In the back there will be some
39 trees removed.

40 Mr. Marquise explained that there is a Zoning Ordinance that requires a 25' buffer from the 75' right-of-
41 way. Though he think it looks OK, he cautioned measuring 100' from the center of Route 11 and said
42 that nothing could be cleared in this buffer. Mr. Aiken said that they will not be going into that buffer
43 using the Plan to show the gate, buildings, etc.

44 Mr. Marquise asked the applicants if they had contacted the Department Heads for sign-offs on the
45 Plan. Mr. Aiken said that he has not. Mr. Marquise said that Conservation, Fire, and Police need to sign
46 off on the Plan and the others are not applicable. Vice-Chair Stanley said that he feels as though, with
47 only a two week window between meetings, it would be appropriate to continue the hearing until the
48 next meeting in order to hear the Department Head comments.

49 Vice-Chair Stanley asked if there were any abutters present and there were none.

50 Vice-Chair Stanley continued the hearing until the August 1st meeting.

51 Rem Mastin of the Conservation Commission explained that their next meeting is after the next Planning
52 Meeting but that he does not think it would be a problem for the Chair of the Commission, Van Webb,
53 to give comments and sign-off.

54 **PARCEL ID: 0111-0006-0000 & PARCEL ID: 0210-0061-0000: CONCEPTUAL REVIEW: MAJOR**
55 **SUBDIVISION PLANS. TROW HILL RD & ROUTE 11, SUNAPEE, ROBERT & LYNNE BELL**

56 Robert Bell presented the case. Mr. Bell explained that the project is between Route 11 and Ledge Pond
57 on a parcel that is approximately 210 acres. They are in the process of building roads and the main road
58 that goes towards Ledge Pond is almost complete. Mr. Bell said that the green "X"s on the Map are
59 house sites. The road that is called "Top of Hill Rd" goes to the top of Trow Hill Rd and they do not know
60 what they are going to do there as it is a very small area, approximately 3 acres, that is relatively flat.

61 Mr. Bell said that it has been suggested that he do cluster housing but that he has never done that
62 before and does not want to start. When he has more house sites confirmed on "Dense Cover Rd" and
63 such he will have a better idea as to what he is doing. He has some lots that are fairly set and the three
64 lots on Ledge Pond are for family.

65 Mr. Bell said that some of neighbors have expressed concern about people using Keyes Rd. rather than
66 Trow Hill Rd. He expressed that he is prepared to put a chain up or do whatever is necessary to keep
67 that from happening.

68 Mr. Marquise asked and Mr. Bell confirmed this is in the Rural Lands District and each lot will have at
69 least three acres. Mr. Marquise asked if there is enough water frontage on Ledge Pond for three lots.
70 Mr. Bell said that he may do a cluster development in that area only as he has approximately 500' and

71 he thinks that in that area he would only needs 150' per lot with a cluster. Mr. Bell confirmed that none
72 of the other lots will have access to Ledge Pond.

73 Mrs. Larrow asked about the lots on Row Lane. Mr. Bell explained that they are proposing to keep the
74 Row Lane utility access to Keyes Rd as a private road, built to Town specifications but kept as a private
75 road to keep traffic down on Keyes Rd. Mrs. Larrow asked about the green "X" that is up by Keyes Rd.
76 Mr. Bell explained that it is a good house site and that he believes houses can be built on private roads.
77 Mr. Marquise added that he believes you can put 10 houses on a private road.

78 Mr. Bell said that the green marks are areas they have identified as good house sites at this point and
79 there will be more identified. He picks house sites and then designs the lots around them. Lot layout is
80 a function of acreage and water flow as they put culverts in and then try and put property lines in where
81 the water flows.

82 Mr. Marquise asked and Mr. Bell confirmed that this will be a Phased Development.

83 Vice-Chair Stanley asked if any abutters present had questions or concerns.

84 Richard Bascom of 105 Keyes Rd said that he has concerns about the burden on Keyes Rd. He has done
85 some deed research and the Right of Way granted to the properties on Keyes Rd. The original roadway
86 in the 1940's was approximately 12' wide, though it has been improved and is now useable year round
87 and is wider, approximately 14' to 16'. The original culverts that have not been replaced are 16' long.
88 Mr. Bascom continued that when Mr. Bell did a subdivision / annexation within his family, he assigned a
89 30' Right of Way which is not correct.

90 Mr. Bascom asked what permits have been issued for the work that has been done so far. Mr. Bell said
91 that the main road has a State Alteration of Terrain Permit. He is getting prices from engineering firms
92 to start permitting the rest of the roads. Mr. Bascom asked if most of the work on the other road have
93 already been done. Mr. Bell explained that they have only done a little bit of work on Dense Cover Rd.

94 Mr. Bascom said that his biggest concern is the linking of the proposed project to Keyes Rd. Mr. Bell
95 asked Mr. Bascom how he would feel if they put a chain fence up that would close the access. Mr.
96 Bascom said that, while he has concerns about how permanent it would be, it would at least restrict the
97 traffic. Mr. Bascom asked if the access onto Keyes Rd is restricted if it makes the road that comes out
98 onto it a dead end road and therefore are there restrictions with the length of the road. Mr. Bell said
99 that for Fire and Police it would not be a dead end road.

100 Michael Hogan, an abutter on Keyes Rd., said that, though it may seem odd to think that people will use
101 the new road as a link road, many people do not like to go down Trow Hill Rd in the winter. He thinks
102 that people will determine that going out Keyes Rd and down this new road will be better than going
103 down Trow Hill Rd.

104 There was a discussion regarding Mr. Bell's proposal to the State and the Town regarding turning Trow
105 Hill Rd towards his intersection at Route 11 rather than straight down to, and potentially across, Route
106 11.

107 Mrs. Andersen asked if Keyes Rd is marked as private and it was confirmed that it is. Mrs. Andersen said
108 that she does not believe that many people go down marked private roads. Mr. Bell said that he just
109 added more signs to his road and they have seemed to drastically cut down on traffic already.

110 Charles Crickman, of Keyes Rd., asked about Lake access for the new development. Mr. Bell confirmed
111 that he will only be giving access to the three lots, not the rest of the development.

112 Midge Eliassen of Trow Hill Rd commented that when the Plan is approved the Board cannot restrict the
113 family not to sell the lots on Ledge Pond and that the promises not to sell these lots are not something
114 that approval should be based on. Mr. Jason Bell confirmed that the Ledge Pond lots will be part of the
115 Plan just like the other lots.

116 Vice-Chair Stanley asked what could be done to get the Town and State to want to change Trow Hill Rd.
117 Mr. Jason Bell said that the State said that it is not a dangerous intersection because there have not
118 been enough fatalities for them to view it as such. However, the former road agent, Tony Bergeron, had
119 told the Bells that he replaced two trucks because of the intersection. There was further discussion
120 regarding the intersection, Trow Hill Rd., and the use of Keyes Rd.

121 Mrs. Larrow asked for clarification regarding where the new road will come onto Keyes Rd and whether
122 the Bells own the houses from that point or further down. Mr. Bell said that they do not own the lot
123 that the road comes directly into; they own the ones to the right. Mr. Bell showed on the Plan the road
124 and the lots they own.

125 Mr. Marquise said that the Regulations talk about the developer providing up to 15% of the land in open
126 space. Though it is not a requirement, Mr. Marquise asked if this would be possible with this
127 development. Mr. Bell said that it could be a possibility and that they do not plan on using anywhere
128 near the density allowance. Mr. Bell said that the problem they have run into in the past is that no one
129 will accept the land set aside as open space. There was further discussion regarding this matter.

130 There was another discussion regarding Keyes Rd.

131 **CONCEPTUAL REVIEW: WENDELL MARSH**

132 Rem Mastin and Lela Emery from the Conservation Commission and Jolyon Johnson presented the
133 project and a handout was presented to the Board for their review. Mr. Mastin explained where the lot
134 is located, which is from Ryder Corner Rd to Wendell Marsh and to the Treatment Plant.

135 The upper half is 136 acres that the Conservation Committee would like the Town to purchase the lot
136 and preserve it in its basic and natural way. Mr. Mastin explained that Mr. Johnson acquired the
137 property to allow the Town and Ausbon Sargent to put their requirements together and then be able to
138 purchase the property with the Conservation Easements on it.

139 Mr. Johnson said that the land is critical to the Town because of it is the connection between Perkins
140 Pond and the Water Treatment Plant. There was further discussion regarding this issue and the desire
141 to protect the property as opposed to compromising the rest of the acreage.

142 Mr. Mastin said that public access would be continued with the snowmobile trail still allowed, hiking,
143 hunting, etc. There was a question regarding parking and Mr. Mastin said that they have discussed a
144 small parking area.

145 Mr. Mastin said that there are a few more public hearings that must be held in order for the
146 Conservation Commission to expend Town held funds on the land. The Board was given an explanation
147 regarding the other costs involved.

148 It was explained that Ausbon Sargent will hold an Easement while the Town of Sunapee will hold the
149 land. The project will hopefully be completed by September.

150 Mrs. Larrow asked if there have been any negative comments regarding the project and there have been
151 none that they have heard.

152 There was a discussion regarding other parcels of open land and putting lands into Conservation.

153 Kurt Markarian made a motion to accept the Conceptual Review of the Wendell Marsh North property
154 that has been presented to the Board. Shane Hastings seconded the motion. The motion passed with
155 one abstention (Tanner Royce).

156 **OLD BUSINESS**

157 Mr. Markarian said that the landscaping company, Pleasant Acres, that the Board gave approval for on
158 Route 11 seems to have a drilling and blasting sign at the end of the road. Mr. Markarian asked that Mr.
159 Landry look into it to make sure they are not doing something they were not approved to do.

160 Kurt Markarian made a motion to adjourn at 8:18 pm. Shane Hastings seconded the motion. The
161 motion passed unanimously.

162 Respectfully submitted,

163 Melissa Pollari

164 _____

165 Peter White, Chairman

166 _____

167 Erin Andersen

168 _____

169 Tanner Royce

170 _____

171 Shane Hastings, ex-officio member

Robert Stanley, Vice-Chairman

Donna Davis Larrow

Kurt Markarian

Charlotte Brown, alternate member