

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **MARCH 15, 2012**

4  
5 **PRESENT:** Donna Davis Larrow; Peter White; Erin Andersen; Robert Stanley; Emma Smith, ex-officio  
6 member; Michael Marquise, Planner

7 **ABSENT:** Bruce Jennings, Chairman; Daniel Schneider; Roger Landry, Zoning Administrator

8 **ALSO PRESENT:** See attached Sign-in Sheet.

9 Peter White called the meeting to order at 7:00PM.

10 Changes to the Minutes for the February 2, 2012 Planning Board Meeting: Change line 19 to read “that  
11 basically states...”. On line 26 change ‘lightning’ to ‘lighting’. Change line 27 to read “The ten feet  
12 comes just short...”. On line 47 change ‘lightning’ to ‘lighting’. Change line 71 to read “leniency in the  
13 Master Plan for Sunapee in regards...”. On line 95 change ‘effected’ to ‘affected’. Change lines 98-99 to  
14 read “Mr. Marquise said that around 5 spaces would still need to be added;...”. On line 100 change  
15 ‘2,000 square feet’ to ‘200 square feet’. On line 170 change ‘rush’ to ‘brush’. Change line 197 to read  
16 “...impact the drainage channel.” On line 198 change ‘lease’ to ‘least’. Change line 215 to read  
17 “...allowed to return in 120 days to the Board...”. Robert Stanley made a motion to approve the minutes  
18 as amended. The motion was seconded by Donna Davis Larrow. The motion passed with four votes in  
19 the affirmative and Emma Smith abstaining.

20 Peter White spoke about an email that Chairman Jennings received from the Lake Sunapee Protective  
21 Association. The LSPA is having a seminar regarding Low Impact Development (LID) and how  
22 contractors, municipalities and home owners can benefit from LID techniques. It is going to address  
23 storm water run-off to prevent private and municipality property damage, protect water quality,  
24 maintain ground water recharge, and reduce private and public infrastructure costs. The seminar will be  
25 held Thursday, April 5<sup>th</sup> from 6:30 pm to 8:30 pm at the LSPA Knowlton House. Mr. White read the list  
26 of different people who will be presenting at the seminar. The meeting is the same night as the next  
27 Planning Board meeting. Michael Marquise stated that if they didn’t have anything on the agenda for  
28 the next meeting, perhaps they could change the meeting to the third Thursday of the month in order  
29 for the Board members to attend the seminar if they desired. There was further discussion regarding  
30 LID and the benefits of the seminar.

31 **MAP 133 LOT 93, SITE PLAN REVIEW, SOONIPI REALTY TRUST, SEEKING APPROVAL FOR TAKE OUT**  
32 **FOOD SERVICE, 36 RIVER ROAD**

33 This hearing is a continuance of the case heard at the February 2, 2012 Planning Board meeting.

34 George Quackenbos presented more information on his case. He has visited all the department heads  
35 and went over their concerns. Fire Chief Ruggles will inspect the building after all the equipment is  
36 installed to make sure that all of his questions can be answered. The building will also be inspected by  
37 the State of New Hampshire Health Department and various other departments prior to opening. Peter  
38 White asked if Chief Ruggles had signed off on the Site Plan and Mr. Quackenbos confirmed that all of  
39 the department heads had signed off. David Bailey, the Water & Sewer Department Superintendent,  
40 wants a grease trap installed and he will inspect it after installation. Mr. Bailey also wants some sort of  
41 back-flow arrestor and he will speak to John Quackenbos about it when construction begins. Though  
42 there is Town Water & Town Sewer on the property, there is only seasonal water at the property as the  
43 pipes are not underground so the water gets turned off in October. Police Chief Cahill would like to  
44 have two motion spotlights in the back of the building. These are for when officers drive around, if they  
45 see the lights on after hours then then will know to go check. There were no comments from the  
46 Conservation Commission nor were there comments from the Highway Department.

47 Mr. Quackenbos said there was one question that John Quackenbos had regarding the picnic tables in  
48 regards to the number of people per parking space. Michael Marquise stated that there are three seats  
49 per one parking space, meaning that three people who are going to physically sit and stay at the  
50 business are one parking space. Mr. Quackenbos asked that as there are five parking spaces for  
51 employees and seven that are for guests, does that mean that there could be twenty-one seats? If there  
52 are four seats per picnic table could you have five picnic tables? Mr. Quackenbos confirmed that the  
53 proposed business is strictly take-out with no inside tables. Mr. Quackenbos said that the picnic tables  
54 would be in the back and would be for convenience for people in the Harbor such as those getting food  
55 at this business, the Quack Shack, and the deli. Mr. Quackenbos would like to put four picnic tables in  
56 the back. Mr. White said that the concern would be if there were picnic tables in the back and then  
57 other tables showed up on the deck. Mr. Quackenbos stated that the deck will be strictly used for  
58 ordering and pick-ups. As everything will be cooked to order there will be a waiting period but their goal  
59 is to be very efficient.

60 Mr. Quackenbos presented a new plan with the lighting, deck and dumpster. Michael Marquise asked  
61 and it was confirmed that the five back parking spaces would be for employees and the seven in the  
62 front would be for guests. Mr. Quackenbos pointed out to the Board the handicapped spot on the plan.  
63 Donna Davis Larrow asked and Mr. Quackenbos confirmed that he dumpster was left on the plan in the  
64 same spot as the previously presented plan. Mrs. Larrow asked how the truck would pick up the  
65 dumpster with the shrubs on either side. Mr. Quackenbos said that the truck would come off of River  
66 St. and go up the gravel drive and pick up the dumpster. Mr. Marquise asked if there was any additional  
67 landscaping added to the plan. Mr. Quackenbos said that with the ramp the two bushes on the side of  
68 the building will be coming out and the two window boxes in the front will be removed. Mr. White  
69 asked about the traffic flow. Mr. Quackenbos said that employees, the dumpster truck and the person  
70 picking up the grease would be the only ones going in and out of the back parking lot so there would be  
71 minimum traffic in the back. Mr. Quackenbos showed on the plan where the picnic tables and post  
72 lighting would be on the property.

73 Mr. White asked if the square footage of the building is on the plan. Mr. Quackenbos confirmed that it  
74 is on the plan and the building is 1108 square feet. The deck is 10' wide and 40' long. The former name  
75 of the site has been removed from the plan. There have been spotlights added to the back that will  
76 actually be motion lights. Mr. Marquise asked if there will be a sign on the property. Mr. Quackenbos  
77 said that the existing sign that is on the building will be replaced. There will also be menu boards by the  
78 windows. Mr. White asked if the current sign on the building was lit and Mr. Quackenbos said there  
79 may have been lights on them but he doesn't believe they worked. Mr. White asked if lighting for the  
80 sign was planned and Mr. Quackenbos does not believe it will be. Mr. White asked if there was a  
81 problem with up-lighting on the sign and the Board did not feel there was an issue unless a neighbor  
82 complained. Mr. Marquise advised Mr. Quackenbos that he will need to submit three more copies of  
83 the plan so they can be distributed. There was further discussion about the picnic tables and  
84 landscaping. There was a discussion regarding the 17 parking spaces that were on the previously  
85 presented plan and Mr. Quackenbos said they want to go with the 12 parking spaces that are on the  
86 current plan. Donna Davis Larrow further questioned the parking space issue and the picnic tables. Erin  
87 Andersen asked how they would keep the back parking space to just employee parking. Mr.  
88 Quackenbos said he wasn't sure if there was a plan but when the Real Estate office was there no one  
89 parked there.

90 Peter White closed the hearing to public comment. Robert Stanley made a motion to approve the  
91 application for a take-out food service at 36 River Road with the hours of 10:30 am to 9:30 pm, 7 days  
92 per week, from Memorial Day through Columbus Day weekend; four picnic tables will be allowed on the  
93 property, and there will be a minimum of seven parking spaces in front for customers and five parking  
94 spaces in the rear for employees. The motion was seconded by Donna Davis Larrow. The motion passed  
95 unanimously.

96 Mr. Quackenbos asked how long the Site Plan Review would be good for if they didn't put the business  
97 in this year. Mr. Marquise advised the Board that 18 months is what they have said in the past and the  
98 Board agreed.

99 **MAP 136 LOT 10-0 AND MAP 136 LOT 67, LOT MERGER, TURTLE ROCK REAL ESTATE, LLC., 364 LAKE**  
100 **AVE & LAKE AVE**

101 Michael Marquise presented an application for a Lot Merger for Turtle Rock Real Estate, LLC. They had  
102 received an approval for a subdivision of a house on a private septic and a building lot the owner wanted  
103 to sell. In the approval, the owner agreed to hook into the sewer and there were some other issues as  
104 well. The building lot did not sell and the owner would like to undo the subdivision and merge the two  
105 lots back together. Mr. Stanley asked and Mr. Marquise confirmed that the taxes are lower on one lot  
106 than two separate lots.

107 The Board did not have a reason to deny the merger. None of the subdivision proposals were ever done  
108 therefore the subdivision could be revoked but as the owner is voluntarily merging the properties there  
109 isn't a reason to go through a hearing. Mr. Stanley asked if the Board could enforce any of the  
110 conditions of the approval such as requiring a sewer hookup. Mr. Marquise said he does not believe

111 the Board would have a legal right to do that as once it goes back to one lot it is a grandfathered lot.  
112 Mr. White asked as there is Town sewer on the site he thought that the owner was obligated to tie into  
113 the system. Mr. Marquise said it is on Town sewer with a privately owned common line and that with a  
114 privately owned line owners do not have to tie in to the system.

115 Donna Davis Larrow made a motion to approve the merger of Turtle Rock Real Estate Map 136 Lots 10 &  
116 67. The motion was seconded by Robert Stanley. The motion approved unanimously.

117 Michael Marquise gave the lot merger to Peter White to sign in front of Betty Ramspott so she can  
118 notarize it; the merger is then to be given to the Selectmen's office window to the recorded.

119 **MAP 128 LOT 34 & MAP 128 LOT 72, SUBDIVISION & ANNEXATION, SUBDIVIDE .20 ACRES FROM LOT**  
120 **34 AND ANNEX TO LOT 72, JOSEPH & HELEN BOUSCAREN AND ABIGAIL W. BROWN, LAKE AVENUE**

121 Michael Marquise presented the corrected Mylar and a letter from the Bouscaren's in regards to the  
122 subdivision and annexation with Abigail Brown.

123 **NEW BUSINESS**

124 Michael Marquise discussed the upcoming meeting "Imagine Sunapee in 2020" on the 24<sup>th</sup> of March.  
125 Donna Gazelle emailed Peter White to ask if he would like to be a part of the meeting to discuss the  
126 Master Plan. Mr. White has a conflict that day but Mrs. Gazelle had said that Mr. Marquise might be  
127 there for other things. Mr. Marquise said that there is no formal presentation, the format of the  
128 meeting is like a garden show where everyone has a booth and people can go around and talk to the  
129 presenters. Mr. Marquise was not sure what to set up for the Master Plan. Mr. Stanley said that in the  
130 Master Plan there were some drawings that might be nice to have at the meeting. Mr. White said he  
131 could print the pictures out bigger and put them on a Board for a visual presentation. There was further  
132 discussion about the meeting and the Master Plan. There was a discussion about getting funds for the  
133 plans through grants, the Town, etc. and the Town designing the Plan. There was a discussion about the  
134 Scenic Byway. Mr. Marquise said he would be happy to present the Master Plan. He will talk to Donna  
135 Nashawaty about the maps for the visual presentation. Mr. White will help to get the visual  
136 presentation together for Mr. Marquise.

137 Robert Stanley made a motion to adjourn the meeting. The motion was seconded by Donna Davis  
138 Larrow. The motion passed unanimously.

139 The meeting was adjourned at 8:04 PM.

140 Respectfully submitted,

141 Melissa Pollari

142

143

144	_____	_____
145	Bruce Jennings, Chairman	Robert Stanley
146		
147	_____	_____
148	Erin Andersen	Daniel Schneider
149		
150	_____	_____
151	Donna Davis Larrow	Peter White
152		
153	_____	_____
154	Emma Smith, ex-officio member	Charlotte Brown, ex-officio alternate member