

**TOWN OF SUNAPEE
DRAFT PLANNING BOARD MINUTES
DECEMBER 14, 2023, 7:00 p.m.
SUNAPEE MIDDLE HIGH SCHOOL GYMNASIUM, NORTH ROAD**

Members present in the meeting room: Peter White, *Chairman*, Jeff Claus, Randy Clark, Richard Osborne, Joseph Butler, Greg Swick, Ann Bordeianu, *alternate*, Sue Gottling, *Selectboard Representative*

Also present in the meeting room: Craig Heino, *Code Compliance*; Michael Marquise, *Town Planner*; Allyson Traeger, *Land Use and Assessing Coordinator*

Chair White called the meeting to order and conducted a roll call at 7:05 p.m.

NEW CASES

Case #TC 23-53, Parcel ID 0128-0031-0000, on behalf of Michael and Sharon Kelly, 90 Garnet Street, Residential, a tree cutting application to remove 7 trees within the first 50-feet of the shoreline.

DECISION: The tree cutting request was unanimously approved.

DISCUSSION:

Pete Theroux and Aran LaFontaine, agents, of DB Landscaping appeared before the board to explain that there is an addition to tree cutting from last September for a total of 18 trees cut. This project has included the demolition of the existing house and rebuilding a new single family home. They have already received two state shoreland permits, 1 state wetland permit, and the town's land disturbance permit for the associated landscaping. The request includes a total of 7 trees. Four of those trees root zones are impacted currently by renovation of house, two of the trees are to be removed to gain access to the boat dock, and one tree would be considered exempt within the construction zone.

Chair White asked for Board input. Mr. Claus asked about the impact on other trees and erosion control. Mr. Theroux clarified that their cell counts per the state regulations would not be affected and that there will be erosion and sediment control measures in place.

Chair White asked for public input; there was none.

Chair White closed public input.

Mr. Claus made a motion to approve Case # TC 23-53, Parcel ID 0128-0031-0000, a tree cutting application to remove 7 trees within the first 50-feet of the shoreline Mr. Swick seconded the motion. A vote was taken. The motion carried 7-0-0.

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

Case #TC 23-54, Parcel ID 0118-0051-0000, on behalf of Daniel Cave, 90 Burma Road, Rural Residential, a tree cutting application to remove a total of 18 trees.

Chair White recused himself; Ann Bordeianu appointed as alternate by Acting Chair Butler.

DECISION: The tree cutting request was unanimously approved.

DISCUSSION:

Chris Kessler, agent of Gradient Landscape Architects opened the discussion by explaining that in fall of the past year, this project received all final approvals from Zoning Board, State Shoreland permit, and the town permits were approved in November. Total tree removal through duration of the project will be 45. Mr. Kessler outlined that almost all but 7 trees fall within the exempted areas described in the ordinance. The goal is to keep disturbance close to the structure, limit damage, and keep cutting to exempt zones as much as possible. The state minimums have been met and will be maintained. Two of the trees in the request are being removed due to one being hazardous and the other being dead.

Acting Chair Butler asked for Board input. Mr. Claus asked the reason to take down tree number four. Mr. Kessler clarified that this was the hazardous tree leaning towards the neighbor's property.

Acting Chair Butler asked for public input. One member of the public asked if there was a way to protect more trees. Mr. Kessler said that per the town and state regulations that this removal of trees was well below the allowed amount and worked to limit the total number of trees removed.

Acting Chair Butler closed public input.

DECISION: Mr. Claus made a motion to approve Case # TC 23-54, Parcel ID 0118-0051-0000, a tree cutting application to remove a total of 18 trees, Mr. Swick seconded the motion. A vote was taken. The motion carried 7-0-0.

Chair White gave the audience an overview of the Site Plan Review process and stages:

1. Conceptual, casual, meeting not formally noticed
2. Design Review phase, is formally noticed, no motion is made, or vote taken
3. Final formal phase- case is noticed and presented board makes decision

Both of the following cases are appearing as Phase II Design Review. Chair White reiterated that it was a nonbinding discussion. The board is expected to voice concern, not opinions. Per the guidelines, anybody speaking is to identify themselves and their address, comments must be

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

relevant, there are to be no personal attacks between public and board members. There is no requirement for public comment, but the board believes it is warranted. Abutters will be invited to speak first, followed by other public comments that are limited to 3 minutes each. In the interest of efficiency, Chair White asked that there not be redundant statements. The cases will be heard separately since they are two different lots.

Case #SPR 23-07, Parcel ID 0106-0018-0000, on behalf of Goodhue Sunapee Real Property, 15 Cooper Street, Village Commercial District, for the Demolition of four existing buildings and the construction of new parking, walkways, drainage improvements, landscaping, and reconstruction of the waterfront marina building with associated boathouse.

DISCUSSION:

Will Davis, of Horizons Engineering, and Cody Grey, property owner and representative of Goodhue Boat Company, presented the request. Mr. Davis spoke about the design plans, including demolition, reconstruction, and a new parking lot with a total of 25 spaces, including an ADA space and walkway. Overall reduction of impervious surfaces on the site, including stormwater management elements. New planting of native plants & shrubs planned in 50-foot waterfront buffer to improve DES vegetation score.

Chair White asked for Board input. Ms. Bordeianu asked about parking. The existing Marina has 14 boat slips, 12 employees. With the proposal they would need an additional 8 spaces to meet guidelines. Mr. Davis confirmed that they are short of guidelines but confirmed that the spaces are only for cars.

Mr. Swick asked what renovation would entail. Mr. Davis explained that the intent is to reconstruct new building within envelope/footprint of existing. Chair White asked if there was a right-of-way driveway along the back of the property to the boat club and Mr. Davis confirmed that there was. Ms. Bordeianu asked if the boats are there all summer long and if there is use of the public Georges Mills boat ramp. Mr. Grey answered that the boat slips are typically full all season, slips are where rental boats will be. Some boats stay on land and launch as needed. The intent would be that boats are only to be kept in water. The parking lot in off-season could be used for boat storage. The layout of slips would be very similar to existing, minimal use of public boat ramp.

Mr. Marquise outlined questions posed at peer review - are the pill shaped items on the plan propane tanks? Mr. Davis confirmed. Mr. Marquise asked that storage locations be noted on site plan, including storage of boats in lot on winter. Other concern was raised about overflow parking into town lot. Mr. Grey does not recommend that people misuse town lot and that is not Goodhue's intent.

Mr. Butler asked about lighting. Mr. Davis described that the proposed lighting is shown on the plan. Mr. Grey stated that the existing sign would remain on the new building. Ms. Bordeianu

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

asked if the boats stored in water have trailers and if they do where are trailers stored. Mr. Grey answered that most do not have trailers. Boats with trailers would be offsite at another location.

Chair White asked for public input.

Diana Pietro (Sunapee Cove Assisted Living) has a view of Cooper Street. SCAL Director is concerned about more traffic through the already-dangerous intersection, on bridge around Otter Brook and Cooper Street. Elders with walkers/wheelchairs frequent the waterfront via Cooper Street. Ms. Pietro says the community needs clearer plans; current plans are difficult to interpret. Noted that Sunapee Cove was only allowed 18 parking spaces, which is barely enough for residents, family, and staff. Concerned that this would allow more high-speed, fuel inefficient boats on the lake – noise, pollution, general disturbance.

James Aubuchon (Browns Hill): Asked if the new lot would be restricted to Goodhue customers. Mr. Grey answered that these would be reserved as private parking for marina customers and keep some existing signage at the upper lot. Mr. Aubuchon asked if there would be any involvement with Georges Mills Beach. Mr. Grey said it would not, this project would only impact Goodhue land.

Kirk Bishop (Jobs Creek Rd): Asked about the number of rental boats available? Mr. Grey answered 22. Mr. Bishop asked about the slips for only 14. Mr. Grey spoke about storage solutions. Mr. Bishop is concerned about increased activity of boats on trailers. Mr. Grey anticipates there would not be extra activity.

Elizabeth Harper (Lake Sunapee Protective Association): Raised concern about water quality and stormwater management. She asked if there was a maintenance plan for the basin. Mr. Davis stated that they can provide plans in future documentation.

Vicki Jepson (Lake Ave): Current Goodhue customers are not obeying no wake zones. Goodhue employees with boats have previously lined boats and prevented the public from accessing the gas pumps. She has called and requested that Goodhue staff and renters be more mindful of residents. She voiced concern about the size of this operation and the lake not being able to accommodate it.

Lisa Windsor (Prospect Hill Rd): Spoke to being able to hear accidents and close calls in the nearby intersection. She asked how long the traffic study was conducted, asking the Board to consider the season of the study. She believes that boats are bad for the public ramp and that GM harbor is too small. Ms. Windsor warned of the possible impact on the beach due to cars/trailers and safety. Other concern for fish and wildlife on lake was raised. She asked if there will still be parking open for residents on Cooper Street and would like accurate information about the number of boats.

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

Jeff Seifert (Lake Ave): Asked if applicants were honest about the project. Concerned about single access to the public boat ramp. Mr. Seifert asked how the town would enforce the number of boats and the burden on public access. Other concerns included the potential impact of non-local boats on water quality.

Lynn Arnold (Burma Rd): Spoke to the Master Plan and Sunapee residents' vision for the land. People want to keep Sunapee rural in nature and protect water quality. She highlighted Goodhue's past infractions to DES and the Zoning Ordinance. Ms. Arnold requested that the Board reject the proposal.

Doug Windsor (Prospect Hill Rd): Stated that 25 parking spaces would be significant for the area, respects that construction projects on nonconforming lots that are replaced in-kind. Town residents have come together in the past to argue that the area needs to be protected from overdevelopment and overuse.

Jackie Smith (North Rd): Voiced her concern about higher taxes, safety, and highway traffic.

Will Diamond (Jobs Creek Rd): Thinks that Goodhue parking could alleviate some stress on town parking. Spoke to the distinction between current traffic issues and the adverse effects of this project. Mr. Diamond stated that the current buildings are in disrepair and need to be replaced. Felt that there needs to be a better study of Cooper Street safety and traffic, but it is a separate issue from this proposal. Does not envision increased traffic on Lake Sunapee or Georges Mills because of this project.

Phyllis Piotrow (Fairway Dr): Raised concern about Route 11. Ms. Piotrow had asked a DOT administrator about traffic between New London & GM – a previous study found about 6,500 cars daily. She asked that police chiefs of Sunapee & New London to provide a detailed report of accidents and near-accidents along that stretch of Route 11 for a more informed understanding of the dangers.

Jessie Samero (Jobs Creek): Questioned the proposed erosion plan and is concerned about watershed management and fish. Raised concern about the 8 missing parking spaces. Ms. Samero asked if there were plans for future expansion and if the owner was present. Mr. Grey confirmed that he is one of the owners. Mr. Davis provided a stormwater management plan, including long- and short-term erosion control plans.

Peter Hoekstra (Maple St): Thanked Goodhue for the services and tourist activity they have brought to the town. Thinks the impact of Goodhue is minimal when compared to other uses.

Marilyn Walter (Prospect Hill Rd): Asked what the wastewater would be treated with and how changing the slope of land would impact water in Sunapee. Mr. Davis answered that the bioretention pond has filters. The overall plan increases impervious surface which lowers the risk

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

of runoff into lake. He explained that the slope of the land in the area where two houses are currently located won't be changed significantly.

Chris Whitehouse (Winn Hill Rd): Asked if there any reason the PB could deny the application if they follow all rules? Chair White answered yes, the Board can deny with cause and under certain circumstances. Mr. Whitehouse suggested that there could be a petition warrant article to limit the size of boats to alleviate some concern about size of boats.

Dana Whipple (Prospect Hill Rd): Concerned about runoff and drainage.

Stu Greer (Oak Ridge Rd): Asked about in/out boating activity. Asked if they plan to offer concierge service at the Sunapee marina. Mr. Grey answered not currently, and that the special exception granted earlier this year limits use.

Lisa Hoekstra (Maple St): Asked if the property owners would be willing to work with LSPA and mitigation opportunities to ensure that waters are protected. Mr. Grey answered yes, he has met with LSPA in the past to discuss stormwater management and water quality; there is no Town water retention system along this section of Route 11. Current plans would exceed current DES guidelines and there would be an improvement to current drainage system.

John Kendall (Main St): Recalls lighter traffic patterns in the past and is concerned about current traffic. He has witnessed two accidents at the same intersection of Route 11 and Springfield Rd. Asked Police for accident and citation records: Between 2003 – 2023 there were 48 accidents at the intersection. 5 different times an ambulance was called.

Sherry Gould (Warner, NH): Spoke to the possibility of Native American artifacts and is a representative in NH legislature. Would like to work with owners to collaborate on preservation efforts.

Debbie Samalis (West Court Rd): Felt that if people follow guidelines, it is hard for the Board to deny. She encouraged the community to attend Master Plan meetings to have other concerns addressed.

Mike Thompson (Springfield, NH): Asked what happens to paved parking in winter. Mr. Grey said it will not be plowed and salted because the facility will be closed in the off-season. Boats in shrink-wrap could be stored there, but the showroom would be open year-round. Mr. Thompson asked how salt would be kept out of Otter Brook. Mr. Davis stated that they could review a plan with Goodhue not to use salt. Concerned about adding pollutants in the water supply, wants commitment to being a no-salt zone.

Michael Marquise: recommends they review design standards for parking lots. Possibly break the lots into smaller sections to increase plantings.

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

Jeremy Hathorn (Prospect Hill Rd): Spoke to his experience of the amount of traffic and use of the boat launch. Raised concern for boat repairs with renters using this equipment.

Mr. Claus: Asked about the proposed Zoning Amendment 7 regarding limits on walkways, asking if this could impact their project. Chair White said no. Ms. Bordeianu asked if 14 slips for 22 boats will be the long-term plan? Mr. Grey stated that boats can be gone weeks-months at a time, and in cases where there are more than 14 boats, boats would be tied together or moved offsite. Confirmed that the state permits leashing boats together.

Mr. Grey asked if the Board has a recommendation for how to proceed?

Chair White highlighted the concern of the public regarding parking, beach access, boat ramp, and the number of rentals vs number of slips. These should all be addressed for the final site plan review. The board would like to see a correlation between the number of boats and the number of cars expected. The board would like to see less impervious area so long as the parking meets the needs of the business. Ms. Bordeianu asked that they address concerns by Sunapee Cove for pedestrian safety. Mr. Osborne recommends that they focus on runoff and the treatment of stormwater.

Case #SPR 23-08, Parcel ID 0104-0084-0000, on behalf of Goodhue Sunapee Real Property, 1282 Route 11, Village Commercial, for the Demolition of existing buildings and the construction of a new 5,400 SF boat showroom. A new 22 space parking lot to be constructed with new walkway to Cooper St.

Discussion:

Will Davis, of horizons engineering, Cody Grey, property owner and representative of Goodhue Boat Company, Phillip Hastings, Cleveland, Waters, and Bass Law, and Cory Mack, traffic consultant presented the request.

Mr. Hastings began the presentation with a reminder that the ZBA granted Special Exception to limit the use of the proposed boat showroom with conditions on parking, snow storage, a DES shoreland permit, and a required traffic study. He said that Goodhue has revised and modified the plan since August to address concerns and reasons of their previous Site Plan denial. Site Plan modifications include (a) shifting entire building east away from steep slope, natural woodland buffer, and protected shoreland (b) driveway moved east, away from Cooper St. to improve sightlines, (c) eliminate a line of parking spaces, which reduces parking spaces from 33 to 22 and reduces impact on shoreland and creates more pervious surface. Driveway slope is still a challenge. The changes offer a community benefit because the proposed elevation would be more consistent elevation with surrounding buildings.

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

A traffic study was conducted by Cory Mack and applied for DES permit. The state has provided comments to applicants, who are responding and expects to hear back in several weeks. Horizons Engineering provided full drainage and stormwater management plans.

Mr. Butler asked what is the deepest cut on the property. Mr. Davis answered that 6 feet is the deepest cut due to safety constraints.

Mr. Mack, licensed transportation engineer summarized traffic study around the Labor Day holiday, 8 days of data collection. Data recorder on Route 11 near Sunapee Cove, traffic volume and speed, data recorder at Springfield and Cooper for four days. Limited traffic on Cooper St during weekdays, highest weekend period was still limited traffic. The biggest movement into Cooper was large trucks with boat trailers. Estimated about 5 trucks during peak hour. Does not believe there would be a noticeable impact on current traffic. Sightline exiting driveway is improved in new plan.

Mr. Claus asked if the report included the listed 3-4 employees on-site. He highlighted that the floor plan suggested there could be up to 10-12 employees. Mr. Grey estimates 4 employees onsite on a given day, and they do not arrive at peak hour (little to no impact/significant effect). Mr. Claus asked if the parking lot will be used for clients who will walk down to rent boats? Mr. Grey answered yes, which would help alleviate congestion on waterfront properties. Mr. Claus stated that he would like to see specific sight distances on a plan. He asked if this property had 400 ft sight distance in both directions, per NH DOT regulations. Mr. Davis answered that they did not have 400 ft but will provide plans with sight distance measurements.

Ms. Bordeianu asked if the traffic plan included movement of boats into/out of storage onto Route 11. Mr. Grey stated that on average, based in their other locations, boats do not move in/out of the showroom frequently. Goodhue has other buildings of this size, which only houses about 4 boats, offices, and retail space. The proposed space is not excessive.

Ms. Bordeianu asked if they would be testing boats. Mr. Grey said that test boats would be available from other locations or stored in the harbor. The Town is an additional insurer for companies that use the public boat launch.

Mr. Butler asked how many cars were counted in the study. Mr. Mack answered around 8,000 cars on Route 11 during the traffic study.

Chair White stated that he appreciates additional information beyond previous application but concerned that it is not significantly different from previous plans. In final SPR, completeness includes the requirement of substantial difference from original application.

Mr. Butler asked if any data of 4th of July weekend since PB had asked for a traffic study at peak time. Mr. Mack stated that DOT data says that traffic in July is about 20% higher than September, but he does not have data to Sunapee specifically. On the topic of

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

Springfield/Route 11 intersection, nothing during the study indicated that the site was particularly hazardous. Mr. Claus worried that sight distances looking east are limited.

Michael Marquise stated that if there are deliveries to the property by tractor trailer, large trucks there might not be room to turn around. Mr. Grey stated that this would not be an appropriate site for large trucks, but box trucks should not be a problem.

Mr. Swick asked about the stormwater, raising concerns on the increased impervious surface, but the plan says discharge is lower than current property. Mr. Davis clarified that this is because of chambers designed to hold water under site at a lower rate than existing. Water goes through the sand filter then into existing catch basin. About half the water from the current site goes untreated into the catch basin.

Chair White asked for public input.

Cindy Currier, 1004 Lake Ave: Asked if there was ever a chance that trucks and trailers could be parked in the lot. Mr. Grey stated no, that is not a permitted use on the site. Ms. Currier is concerned that apartment residents next door would be disturbed by traffic headlights and building lightings, due to the tree removal.

Jeff Seifert, 1110 Lake Ave: Stated he knew that traffic study was disingenuous. Asked how they would be held accountable for any future permissions.

Don Dupont, 16 Cooper St: Raised concern about the speed limit along Route 11 since people are already speeding. To the east side of the proposed driveway, large trucks are stopped and pose a risk to pedestrians.

Murial Bergeron: Raised concern that the plans are not that different from previous request. She asked if they could downsize the building to have fewer boats. She raised concern about losing a sense of community.

Sharon Knapp, 47 Otter Hill: Stated her biggest concern is the beach, and wonders who will monitor construction. Asked when the projects would commence. Mr. Grey stated that changes to waterfront property would come first and believes water quality is important. These proposals bring buildings up to current environmental standards. Said that it is unlikely that the projects would commence at the same time.

Marshall Barrett, 93 Oak Ridge Rd: Concerned about speed through Georges Mills. Asked if there is a petition to the state to lower the speed limit in Georges Mills.

Bill Stockwell, 96 Oak Ridge Rd: Asked if there was an opportunity for mitigating salt, raised concern about Otter Pond Brook, which supports rainbow smelt spawning (Confirmed by NH Fish & Game) and could be impacted by accidental runoff or silt. Mr. Stockwell asked what the

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

maintenance plan would be and monitored that plan was being followed, especially during spring runoff. Asked how the filtering would be monitored. Mr. Marquise answered that they PB requires bond and Town-hired third-party oversight of erosion control and construction.

Elizabeth Harper, LSPA: Reiterated importance of maintaining systems. Concerned about previous clear cutting on steep slope and said it has already had major effects on Otter Pond Brook. Mr. Grey stated that there was replanting after clear cutting, believes that it is better than before. Ms. Harper clarified that the trees were a barrier to precipitation and roots stabilize the soil. Mr. Grey stated that stumps and roots were left and wants more information. Ms. Harper clarified that stumps and roots of dead trees decompose and no longer take in water. She asked if they are seeking a DES terrain alteration permit. Mr. Davis stated no, because it does not meet the DES requirements for acreage or steep slope.

Susan Aubuchon, 50 Brown Hill Rd: Asked if boat service would be available at this location. Mr. Grey answered no but would like to provide a service in the area, just not at this location.

Dana Whipple, Prospect Hill Rd: Raised concern about the durability and maintenance of runoff and filtration systems. Mr. Davis clarified that there is no longer any pervious pavement in the project.

Vicki Jepson, 1072 Laka Ave: Spoke with DOT and said that there are not many ways to improve the current layout. She does not believe the traffic study was properly conducted due to the season. Encouraged owners to fill out DOT checklist and acknowledge presence of Native American artifacts on the property.

Lisa Windsor: Voiced concern about the validity of proposed sightlines. She would like transparency about how many boats are going to be in use. She asked if residents have to wait to launch their boats

Doug Windsor, 6 Prospect Hill Rd: Stated that this is a very difficult location to drive out of. He was concerned about the comments about showroom vs. apartment building size and the tree removal without permits concerned him. Mr. Windsor believes there are standards in the Site Plan regulations that are not met by this proposal.

Jim Wise, 22 Burkehaven Ln: Agreed with other comments about the significant degree of difficulty around the Route 11/Springfield/Cooper intersection.

Stu Greer, Oak Ridge Rd: Stated that he was not persuaded by anything said tonight. Concerns about safety and the number of police warnings and citations during traffic stops around Georges Mills and Georges Mills Harbor should still be addressed.

Kirk Bishop, 162 Jobs Creek Rd: Raised concern that the proposed projects would result in monopolization and privatization of the Georges Mills boat ramp.

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

Mike Thomas, Springfield: Spoke to the stormwater flows: total volume of stormwater flow would be higher post project rather than current runoff. Mr. Davis stated that by reducing peak rate, but not volume of runoff, it will be filtered as it is not now.

Linda Tanner, Prospect Hill Rd: Asked about service availability and lighting. Mr. Grey answered that there will be basic service options, is not yet defined about the hours that the lights would be on.

Chair White stated that the speed and existing conditions are an issue, so information may or may not be helpful. Mr. Claus wants to ensure the sufficiency of the study. Mr. Butler felt that the board had previously given the applicant time to collect sufficient information, but it was not presented. Ms. Bordeianu stated that if there is approval given, she would like to see a specific list of conditions that would address the concerns of the Board and public. Mr. Hastings stated that they can work with Mr. Marquise to develop conditions and outline operation and monitoring procedures.

CONTINUED CASES

Case #SPR 23-05, Parcel ID 0232-0023-0000, on behalf of Jared and Laura Raymond, 60 Route 103, Sunapee, Mixed-Use District, to change the current use of the property from use of residential to commercial use, utilizing the existing house as office space for up to 20 employees and establishing parking areas. **(THIS WILL STAY THE SAME)**

DECISION: This case was continued to January 11, 2024.

DISCUSSION:

Jim Bruss, agent, appeared before the Board. He requested a continuance. This case was continued 35 days, to January 11, 2024.

Case #TC 23-33, Parcel ID 0113-0035-0000, on behalf of Richard and Joan Stanchfield, 6 Ridgewood Point Road, Rural Residential, a tree cutting application to remove an additional 10 trees where approximately 25 trees have previously been removed.

DECISION: This case was continued to January 11, 2024.

DISCUSSION:

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

Richard Stanchfield requested a continuance. This case was continued 35 days, to January 11, 2024.

CONSULTATION

Parcel 0131-0025-0000, 70 West Court Road, on behalf of Debbie Samalis, a request to change the primary use of residential property to establish a venue for weddings and other functions.

Ms. Samalis came before the board to get guidance for the next steps to use her 12.5 acres on West Court Rd for tented events such as weddings and family reunions on the property. After reading the Ordinance, she was unsure if there was a requirement for a change of use. She confirmed that there would be no structures, just a tent that could be taken down. She will be living on the property and assisting with events.

Chair White stated that a structure is not as relevant as much as use. Board members asked about the types of events and services that will be available.

Ms. Samalis stated that it will have outside catering, not prepared on the premises. Alcohol may or may not be served, she has a liquor license through her current restaurant business.

Chair White recommended that she consider parking. Ms. Samalis said she has considered getting a mini shuttle bus to help carpool between a hotel and the property. Mr. Marquise stated that per Zoning processes if it is not permitted, then it is prohibited and would require a variance. Afterwards, she would then need site plan review with details of hours, noise, and parking.

Ms. Traeger suggested that the temporary structure, if used for more than 90 days, would require a CZC, however if it is larger than what is defined, then a variance would be required. Mr. Claus stated that we have not come across a case like this in his time on the board. Chair White said that some of what she would like to do are included in permitted uses, this specific use is just not individually stated. He suggested that she revisit the case with the Zoning Board and begin a permitting process with the zoning office.

OTHER BUSINESS

Parcel ID 0106-0051-0000 & 0109-0008-0000, lot merger, on behalf of Joan L. Heilbronner, 15 Westwood Road.

DECISION: The lot merger was approved.

DISCUSSION:

Mr. Clark made a motion to approve the lot merger of Parcel ID 0106-0051-0000 & 0109-0008-0000, 15 Westwood Road. Ms. Gottling seconded the motion. A vote was taken. The motion carried 7-0-0.

SUNAPEE PLANNING BOARD MEETING – DECEMBER 14, 2023

Parcel ID 0234-0012-0000 & 0234-0011-0000, lot merger, on behalf of Charles & Kimber Sink, 3 Timothy Road.

DECISION: The lot merger was approved.

DISCUSSION:

Mr. Butler made a motion to approve the lot merger of Parcel ID 0234-0012-0000 & 0234-0011-0000, 3 Timothy Road. Mr. Osborne seconded the motion. A vote was taken. The motion carried 7-0-0.

ADJOURNMENT

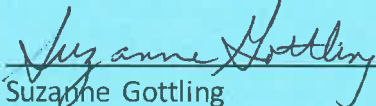
Mr. Swick made a motion to adjourn. Mr. Osborne seconded the motion. The motion carried 7-0-0.

Meeting adjourned at 11:45 p.m.

Planning Board




Peter White, Chairman



Suzanne Gottling

Gregory Swick

Joe Butler



Randy Clark

Jeff Claus

Ann Bordeianu

