

**TOWN OF SUNAPEE
PLANNING BOARD AGENDA
FOR THURSDAY SEPTEMBER 12, 2019
7:00PM at the TOWN MEETING ROOM
23 EDMONT ROAD**

1. Call to Order/Roll Call
2. Disqualifications/Appointment

Continued Cases

Parcel ID: 0133-0019-0000

Site Plan Review
Addition of small outdoor patio in
front of restaurant.
45 Main Street
350 Enterprises

Parcel ID:0232-0024-0000

Parcel ID:0225-0036-0000

Site Plan Review
Existing use of 0232/24 is a single
structure with residence and office.
This will be razed and three new
storage buildings to be added to the
existing Sunapee Self Storage
Facility. Access shall be through the
existing entrance at 36 Route 103.
McDonough Family Properties

New cases

Parcel ID:0136-0018-0000

Parcel ID:0136-0018-0001

Parcel ID:0136-0018-0002

Lot Merger
314 Lake Avenue
Bruce & Mary McCarthy

Parcel ID:0133-0025-0000

Site Plan

Proposed project seeks to remove approximately 460 SF of existing asphalt driveway, add an addition of approximately 460 SF to the existing building, and a new pervious walkway of approximately 725 SF.

63 Main Street

Lake Sunapee Protective Association

Revisions to Agenda

3. Consultations-Parcel ID:0129-0012-0000

The proposed use-garage to store trucks, equipment and employee cars.

62 Lower Main Street

62 Lower Main Street, LLC.

4. Other Business-Pizza Chef Statement of Property Usage

5. Review of Minutes

6. Signing of Mylar's

NOTE: In the event the meeting is cancelled, the Agenda will be continued to the next scheduled Planning Board meeting.

This is the tentative agenda for publicly noticed hearings and there may be consultations and other business items added prior to the hearing. Please see the town website or bulletin boards at the Town Office and Abbott Library for the final Board agenda.

Parcel ID:0133-0025-0000

Site Plan

Proposed project seeks to remove approximately 460 SF of existing asphalt driveway, add an addition of approximately 460 SF to the existing building, and a new pervious walkway of approximately 725 SF.

63 Main Street

Lake Sunapee Protective Association

Revisions to Agenda

3. Consultations-Parcel ID:0129-0012-0000

The proposed use-garage to store trucks, equipment and employee cars.

62 Lower Main Street

62 Lower Main Street, LLC.

4. Other Business

5. Review of Minutes

6. Signing of Mylar's

NOTE: In the event the meeting is cancelled, the Agenda will be continued to the next scheduled Planning Board meeting.

This is the tentative agenda for publicly noticed hearings and there may be consultations and other business items added prior to the hearing. Please see the town website or bulletin boards at the Town Office and Abbott Library for the final Board agenda.

TOWN OF SUNAPEE
APPLICATION FOR SITE PLAN REVIEW
(PDF OF SITE PLAN MUST BE INCLUDED WITH APPLICATION)

1. Landowner(s) Name(s) Lake Sunapee Protective Association

Address 63 Main Street, Sunapee NH

(Mailing) 63 Main Street, Sunapee NH, 03782

Phone (603)763-2210

2. Zoning District Village-Commercial

3. Project Location: 63 Main Street, Sunapee NH

4. Parcel ID: 133-25

5. Complete description of current use of property:

The property is currently used by the Lake Sunapee Protective Association as a location for their office building and educational events.

6. Does this project require a special exception or variance by the ZBA as outlined in the Sunapee Zoning Regulations? Yes No X (If yes, complete the Zoning Board of Adjustment application, and Land Use Questionnaire.)

7. Complete description of proposed project (Include area dimensions, use, # of employees, # of dwelling units, etc.)

Proposed project seeks to remove approximately 460 SF of existing asphalt driveway, add an addition of approximately 460 SF to the existing building, and a new pervious walkway of approximately 725 SF. Use of the building and number of employees will not change.

8. Certification/Permission for inspection. To the best of my knowledge, the above is true and accurate. I hereby grant permission for site inspection to Planning Board official(s). I also understand that it is my responsibility for providing a complete application. I realize that any of the application requirements, which are assumed waivable during the initial review, may still be required at the time of review by the Planning Board.

Jane Fichter
Signature(s) of Landowner(s)

8/8/2019
Date

Date of Application:

Phase I

Phase II

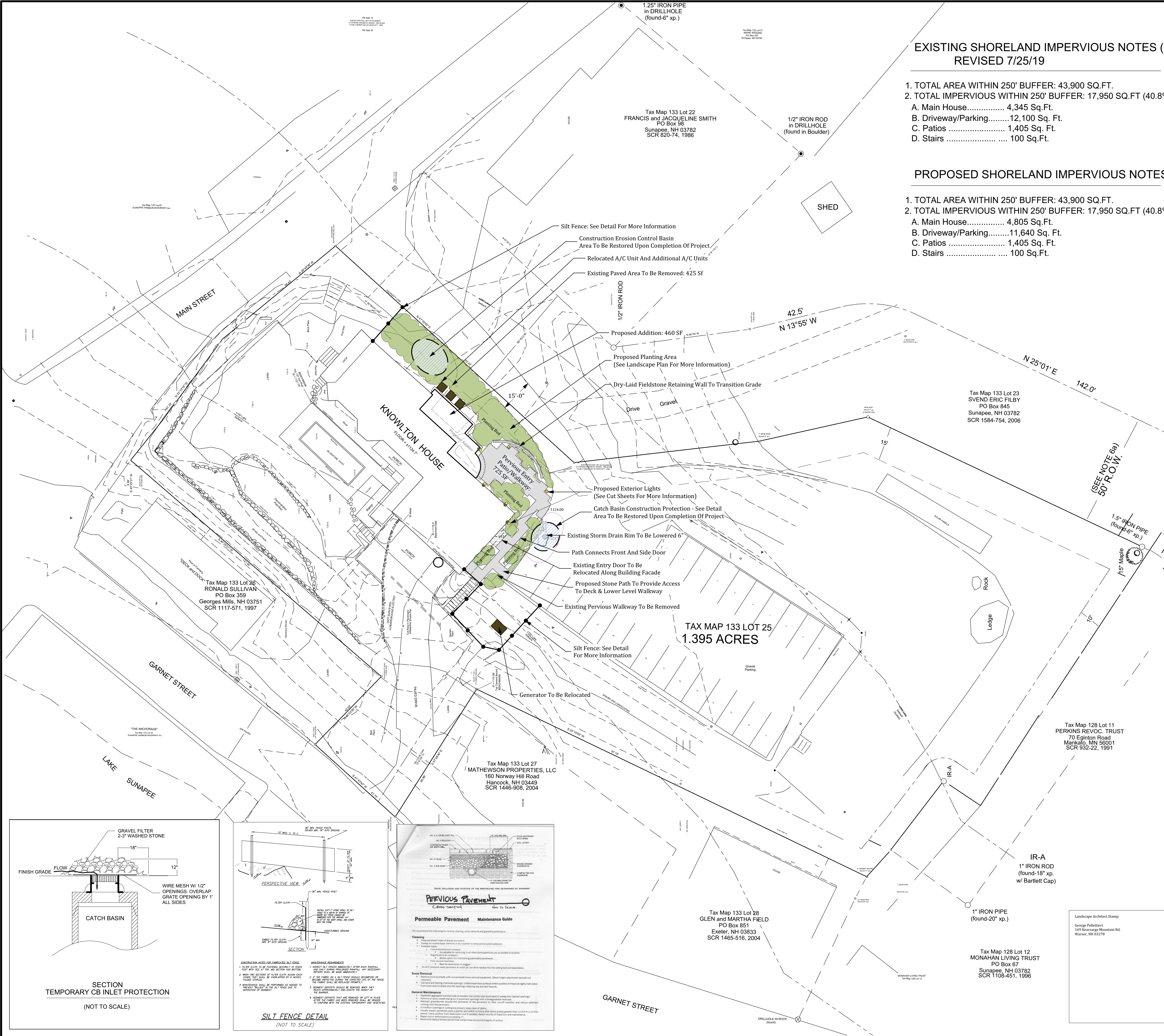
Phase III

Major Site Plan

Home Business

Fee Paid \$150.00

Method of Payment CK # 13438

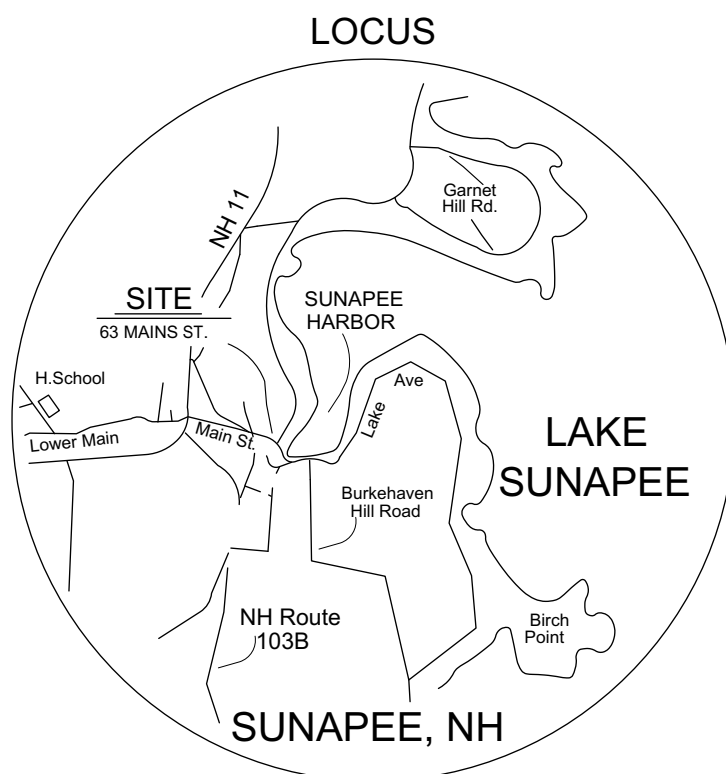


EXISTING SHORELAND IMPERVIOUS NOTES (NHDES)
REVISED 7/25/19

1. TOTAL AREA WITHIN 250' BUFFER: 43,900 SQ.FT.
2. TOTAL IMPERVIOUS WITHIN 250' BUFFER: 17,950 SQ.FT (40.8%).
A. Main House..... 4,345 Sq.Ft.
B. Driveway/Parking.....12,100 Sq. Ft.
C. Patios 1,405 Sq. Ft.
D. Stairs 100 Sq.Ft.

PROPOSED SHORELAND IMPERVIOUS NOTES (NHDES)

1. TOTAL AREA WITHIN 250' BUFFER: 43,900 SQ.FT.
2. TOTAL IMPERVIOUS WITHIN 250' BUFFER: 17,950 SQ.FT (40.8%).
A. Main House..... 4,805 Sq.Ft.
B. Driveway/Parking.....11,640 Sq. Ft.
C. Patios 1,405 Sq. Ft.
D. Stairs 100 Sq.Ft.



LEDGEND

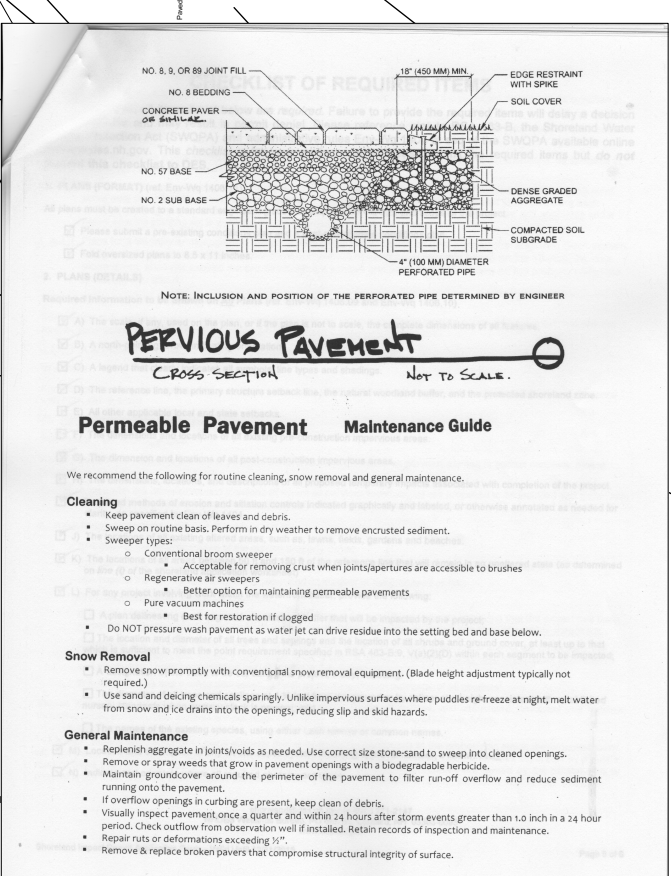
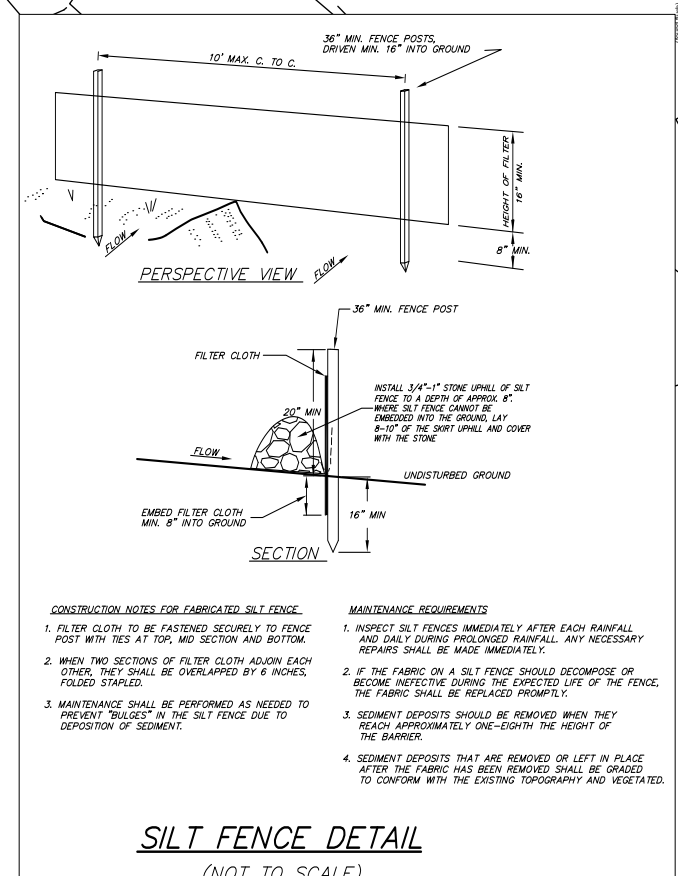
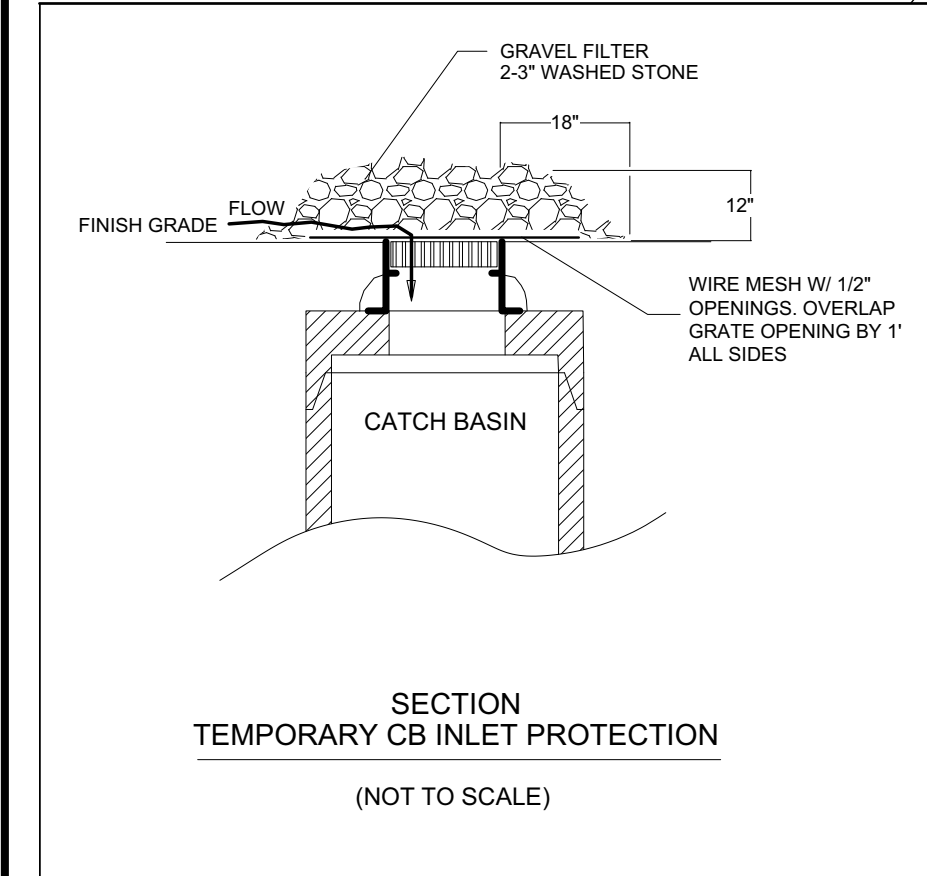
- Proposed Addition
- Silt Fence
- Proposed Contour
- Proposed Spot Elevation
- Proposed Planting
- Proposed Walkway/Wall
- Proposed Exterior Lighting
- Underground Utility Location
- Utilities

SURVEY KEY

- Boundary Wall
- Interior/Exterior Stonewall
- Drillhole (set - 8/2007) or as noted
- Iron Rod in Drillhole (set - 8/2007)
- 1" Iron Pipe (found) - or as noted
- 3/4" Iron Rod (set - August, 2007) or as noted
- Utility Pole/ Overhead Lines
- Edge Paved Road/ Parking
- Edge Gravel Road/ Parking
- Line To be Vexated
- Easement Boundary
- Building Setback Per Zoning
- Sewer Manhole
- Light Post

- General Notes:**
- Base Plan Provided By Pennyroyal Hill Land Surveying & Forestry, LLC Dated May 1, 2009, And Updated On July 26, 2019.
 - Architectural Features/Plan Provided By Christopher P. Williams Architects. See Architectural Plans For More Information.
 - All Features To Be Installed In Accordance With Town & State Rules/Regulations; Specifically The Shoreland Water Quality Protection Act.
 - Utility Locations Are Approximate & Should Be Verified Prior To Construction Commencing. New Utility Locations Should Be Verified With General Contractor Prior To Installation.
 - Contractor Is Responsible For Contacting Dig Safe 72 Hours In Advance Of Anticipated Start Date, And Maintaining An Active Ticked Throughout Construction.
 - Any Changes, Discrepancies, Etc. In This Plan Should Be Brought To The Architect, Engineer, Or Landscape Architect's Attention Immediately.
 - Property Is Connected To Municipal Water & Sewer Systems. No Changes Are Proposed.

- SURVEY NOTES**
- Deed references:
 - A. TM 133-24: SCR Book 1071 Page 395, Kaino U. Mattila to Sandra Lee Rowse, September 25, 1995 (See 593-358, 1977).
 - B. TM 133-25: SCR Book 1665 Page 978, Knowlton House LLC to Lake Sunapee Protective Association, November 2, 2007.
 - C. TM 133-25: SCR Book 1836 Page 149, Sugar River Bank to Lake Sunapee Protective Association, April 3, 2012.
 - This plan is the result of a Nikon total station survey, May 2007, having a control traverse relative error of closure greater than 1:15,000.
 - The purpose of this plan is to show the following:
 - A. The boundaries of the property described in the reference deeds cited above.
 - B. The existing conditions of the parking and improvements on the subject property (C.2007). See a 1999 Site Plan prepared for Sandra
 - This property is located in the Village zoning district subject to all the provisions of the Shoreline Overlay District and the NH Shoreland Protection Act. The required building setbacks are 10' from the sidelines, 40' from the centerline of roads, and 50' from the mean high waterline of Lake Sunapee.
 - Easements of Record:
 - A. TM 133-24: 50' Right of way granted in SCR 593-358, Norman Perkins to Kaino Mattila, August 8, 1977.
 - B. TM 133-25: 50' Right of way granted in SCR 547-413, Norman Perkins to Wallace Rabner, September 17, 1974.
 - C. TM 133-25: Sewer rights reserved over TM 133-26 in SCR 334-302, Herbert Sawyer to Wm. Lambert, July 24, 1950.
 - D. TM 133-25: Air rights and usage restrictions reserved over TM 133-26 in SCR 334-302, Henry Sawyer to Wm. Lambert, 1950.
 - E. TM 133-25: 10' Right of way for TM 133-28 over 133-25 granted by Will of Herbert Sawyer (Probate 17111, 1969).
 - F. TM 133-25: Sewerline rights for the benefit of TM 133-27 granted in SCR 394-471, Herbert Sawyer to Wm. Bartach, 1963.



Landscape Architect Stamp

George Pellettieri
199 Karsarge Mountain Rd.
Warner, NH 03278

APPROVED BY THE SUNAPEE, N.H. PLANNING BOARD

Date _____

(CHAIR) _____

(SECRETARY) _____

Signature Block

Water and Sewer Commission _____ Date _____

Police Chief _____ Date _____

Road Agent _____ Date _____

Conservation Commission _____ Date _____

Lake Sunapee Protective Agency
63 Main St.
Sunapee, NH, 03782

PA PELLETTIERI ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE, CONSTRUCTION & FINE GARDENING
169 KARSARGE MOUNTAIN ROAD : WARNER, NH 03278 : (603)456-3678

LSPA Property
Site Plan

SP

Statement of Property Usage

Town of Sunapee

23 Edgemont Rd., Sunapee NH 03782

(603) 763-3194 | www.town.sunapee.nh.us

1. Owner's Name(s): NICK & CHRYSOULA KONTOES (SUNAPEE PIZZA CHEF)
2. Address (Mail): P.O. BOX 312 (474-ROUTE 11 SUNAPEE NH 03782)
3. Phone: 763-2515 Email: NK1129ni7K@yahoo.com
4. Property Location: 474 ROUTE 11 SUNAPEE, NH
5. Parcel ID: _____

6. Current Use of Property:

- a. Describe in detail the current use of Property: we have PIZZA CHEF
ON ONE SIDE OF BUILDING
- b. Number of Employees: 4 AT ONE TIME
- c. Square feet of Commercial Space: Retail _____ Office _____ Other _____
- d. Hours of Operation: OPEN EVERY DAY FROM 11 AM TO 9 PM
EXCEPT MONDAYS

7. Proposed Use of Property:

- a. Describe in detail the proposed use of Property: THE PROPOSED SPACE
IS 600 SQ FT AND IS TO BE USED FOR A
REAL ESTATE OFFICE.
- b. Number of Employees: 2
- c. Square feet of Commercial Space: Retail _____ Office 600 sq ft Other _____
- d. Hours of Operation: 9 AM to 5 PM

8. **Certification / Permission for Inspection:** To the best of my knowledge the above is true and accurate. I hereby grant permission for site inspection to Planning or Zoning Officials.

Signature of Landowners: _____

Nick Koutos Chrysoula Kontos

THIS PAGE FOR TOWN-USE ONLY

Town Planner's Comments

- | | | |
|--------------------------------------|---|--|
| 1. Increase in Employees? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 2. Increase in Business Area? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 3. Increase in Use Intensity? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 4. Increase in Days/Hours Operation? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

Planner's Comments: THIS SITE WAS APPROVED FOR RESTAURANT/
RETAIL BUT ONLY USED FOR RESTAURANT IN RECENT
YEARS. WOULD LIKE A DISCUSSION W/ PLANNING BOARD TO
DETERMINE IF SPR
IS REQUIRED

[Signature] 9-6-19 DETERMINE IF SPR
Signature Date IS REQUIRED

Zoning Administrator's Determinization

Based on the above data, findings, and comments, it is recommended that:

- ☐ (1) The applicant should apply for a Site Plan Review Hearing
- ☐ (2) The applicant should consult with the Planning Board to determine if a Site Plan Review Hearing is required.
- ☐ (3) The applicant may move forward with the conversion without applying to the Planning Board for Site Plan Review as no use increase or other impacts have been identified.

Signature

Date

Planning Board Decision (as per #2 above)

Based on the information provided by the applicant, the recommendations above, and as a result of review and discussion by the Planning Board, it is the opinion of the Board this this project **will / will not** require a Site Plan Review Hearing for the proposed conversion.

Signature

Date