

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

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

Continued Case

Parcel ID: 0129-0078-0000

Site Plan Review
350 square feet fabricating shop
7 Main Street
Leena Mark

Parcel ID:0234-0001-0000

Parcel ID:0234-0002-0000

Subdivision/Annexation
Annexation of 7.2 acres from
Parcel 0234-0001 to Parcel
0234-0002 and minor subdivision
of 8.6 acres from Parcel 0234-0001.
428 & 456 Stagecoach Road
Nutting Family Trust
Joanne Nutting Menard

Parcel ID:0140-0022-0000

Tree Cutting & Vegetation Clearing
78 Burkehaven Lane
Andrew Bowditch

Parcel ID:0101-0009-0000

Parcel ID:0101-0010-0000

Lot Merger
20 Stoney Brook Road
Springfield Road
Garrett Judkins

8:00PM-Public Hearing on 2020 Zoning Amendments

Revisions to Agenda

3. Consultations- J & F Realty-Mountable Curb & Bollards between Dunkins & Historical Society
4. Other Business
5. Review of Minutes
6. Signing of Mylar's

TOWN OF SUNAPEE
APPLICATION FOR SUBDIVISION/LOT LINE ADJUSTMENT REVIEW

1. Landowner(s) Name(s) NOTTING FAMILY TRUST
SOMEONE NOTTING MENTED
- Address (ATTACHED)
- (Mailing) _____
- Phone _____
4. Project Location:
- Number 428+456
- Street STAGECOACH RD
5. Parcel ID: 234 Lots 01+02
2. Zoning District RR
3. Name of Surveyor CLAYTON PLATT
6. Number of lots proposed or description of project: 1) ANNEXATION OF 7²⁰ ACRES
FROM TM 234-01 (NOTTING) TO 234-02 (MENTED) AND
2) MINOR SUBDIVISION OF 18.6 ACRES FROM TM 234-01 (±80 ACS. REMAIN)
7. Subdivision Name: NOTTING FAMILY TRUST
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.

Joann N. Bernard TTE
Signature(s) of Landowner(s)

11/13/19
Date

DO NOT WRITE BELOW THIS LINE



Date of Application: _____

Consultation _____

Preliminary _____

Final Plat _____

By: _____

Fee Paid: \$150.00

Method of Payment CK # 4272

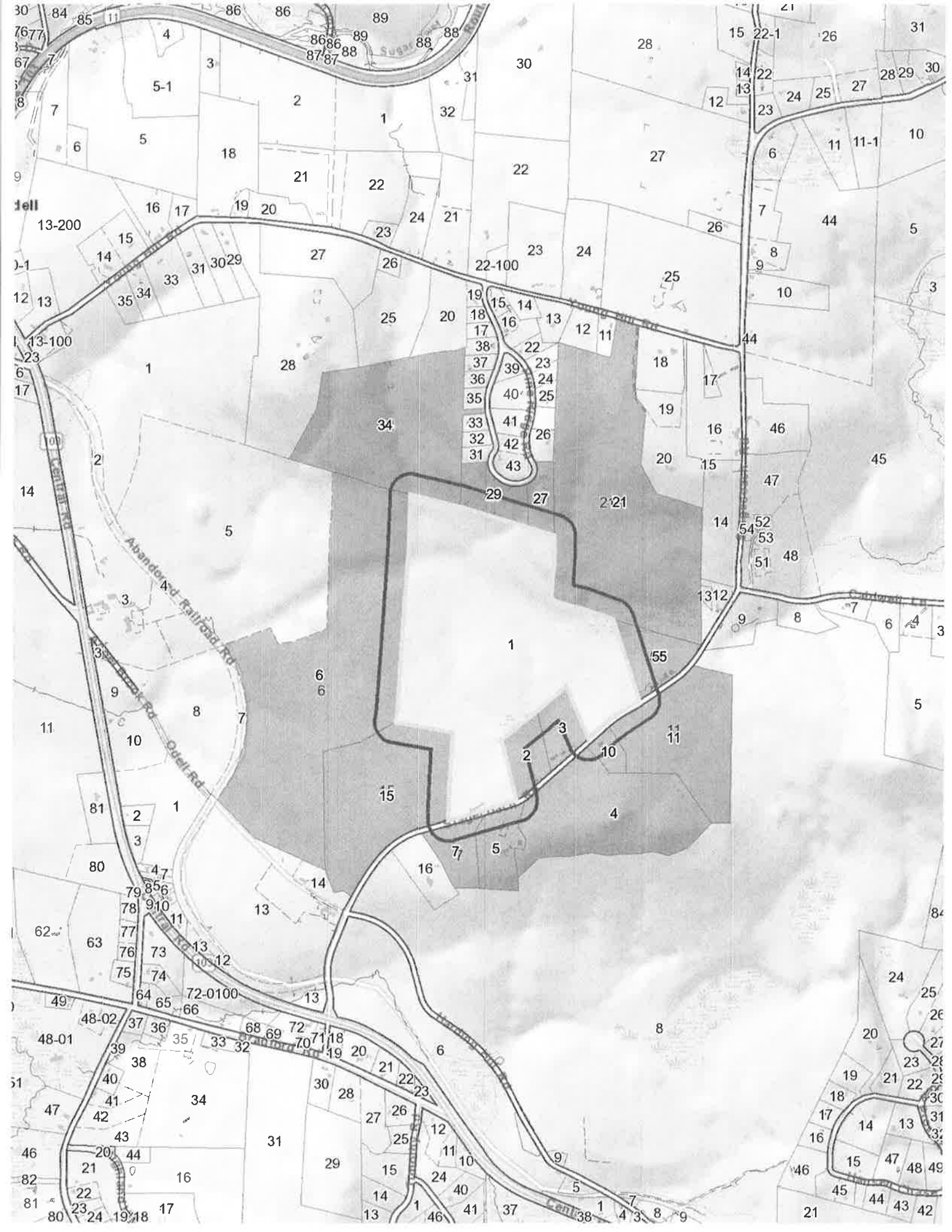
Date of Public Hearing _____

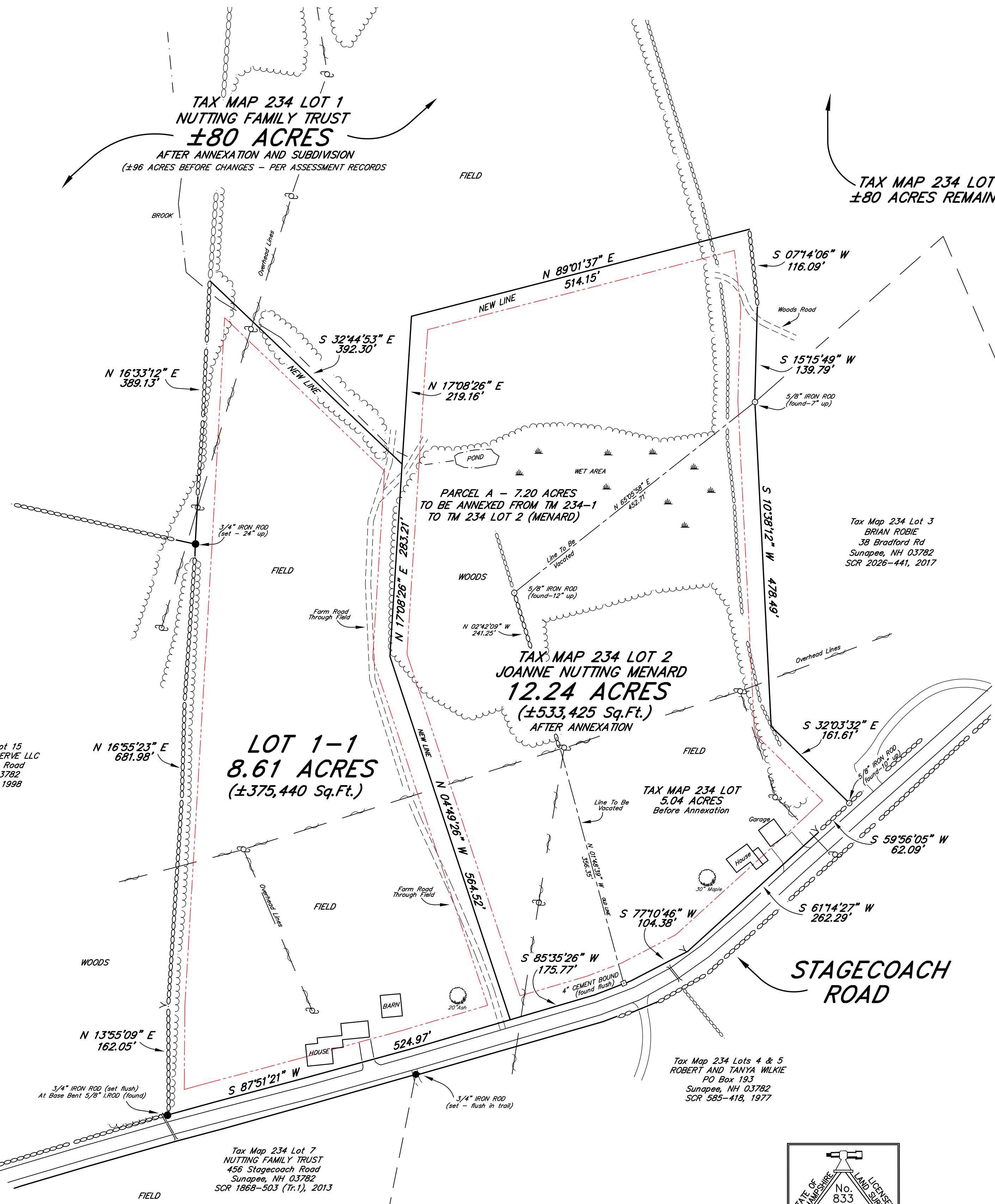
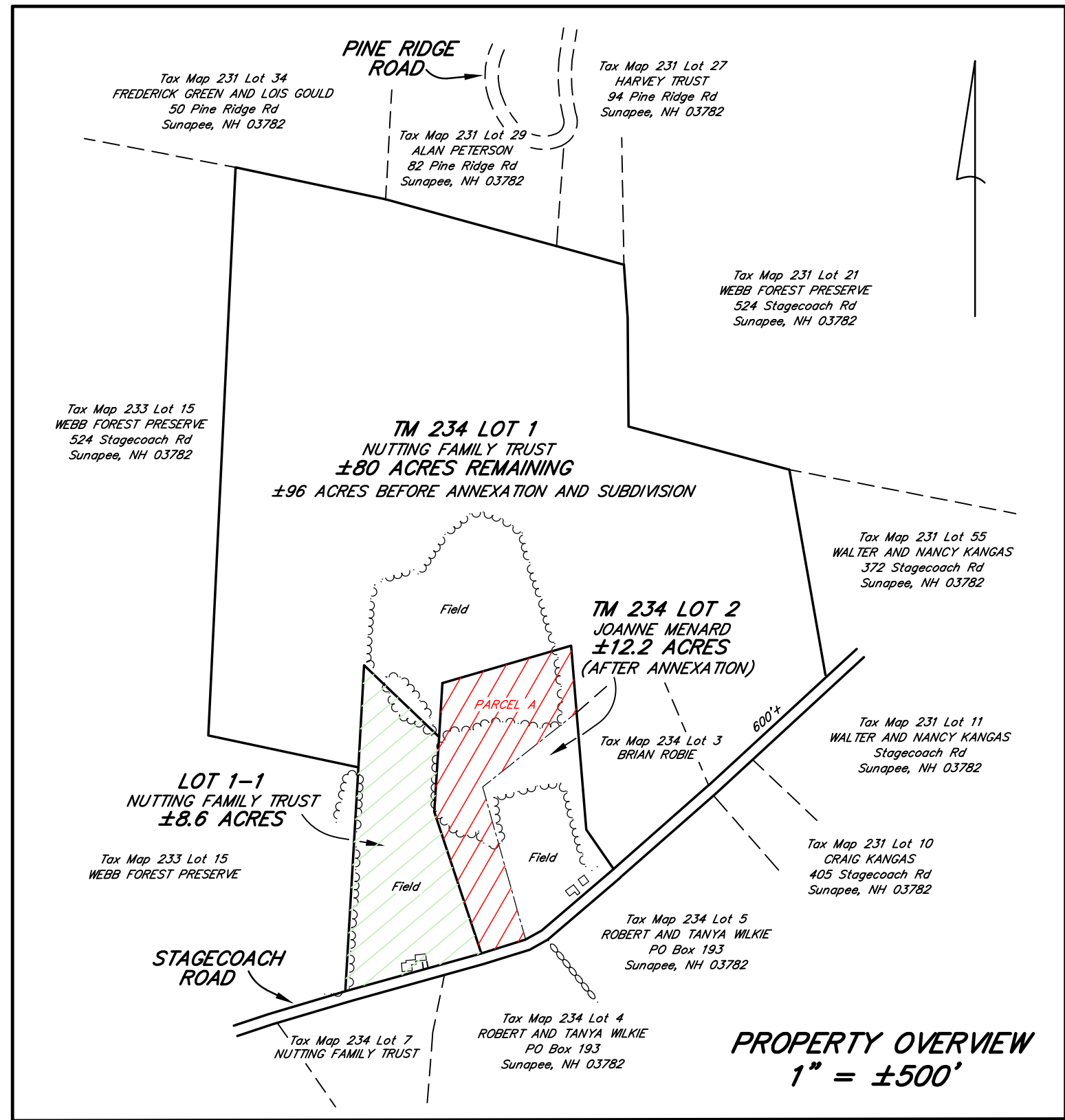
CERTIFICATE OF APPOINTMENT

I the undersigned Joanne Nutting Menard owner (and trustee) of certain property in Sunapee, NH, shown as Tax Map 234 Lots 01 and 02 on the assessor's maps of the Town, hereby appoint and authorize Clayton Platt of Pennyroyal Hill Land Surveying LLC, to represent me before the Sunapee Planning Board and to act on my behalf with regards to the proposed annexation/minor subdivision involving my property (234-2) and the Nutting Family Trust Property (234-1). This includes the authority to speak on my behalf before the planning board and to sign all application documents. This authority will end when the Sunapee Planning Board makes a final decision on the requested boundary adjustment.

Joanne Nutting Menard
Joanne Nutting Menard

11/13/19
Date





PLAN OF ANNEXATION AND MINOR SUBDIVISION

TAX MAP 234 LOT 1 - 456 STAGECOACH ROAD
PROPERTY OF THE
NUTTING FAMILY TRUST
456 STAGECOACH ROAD, SUNAPEE NH 03782

TAX MAP 234 LOT 2 - 428 STAGECOACH ROAD
PROPERTY OF
JOANNE NUTTING MENARD
428 STAGECOACH ROAD, SUNAPEE NH 03782

LOCATED IN
SUNAPEE, N.H.

SCALE = 0' 200' 400'
100' 100' 300'
1" = 100'

NOVEMBER 13, 2019

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 833
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

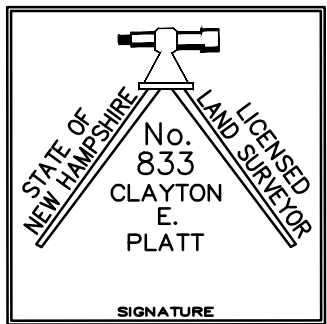
The Subdivision Regulations of the Town of Sunapee are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE SUNAPEE, N.H. PLANNING BOARD

Date _____

REFERENCE PLANS

- SCR Pl.04, Pk.09, Fl.05, No.45 - "Annexation-Boundary Adjustment, Nutting and Menard Properties..," by Tom Dombrowski, March 28, 2005.
- SCR Pl.04, Pk.04, Fl.04, No.29 - "Annexation-Subdivision, Helene and Hazel Nutting..," by Tom Dombrowski, August 8, 1996..
- SCR Dr.03, No.02- "Plan of Harding Hill Farm..," by Clifford Richer, July 25, 1989
- SCR Plan No. 5304- "Plan Standard Property Survey..Nutting Family Trust...." by this office, dated October 16, 2019.



REVISIONS

PERMIT APPROVAL # _____

**TOWN OF SUNAPEE
TREE CUTTING & VEGETATION CLEARING
REQUEST FORM
FEE-\$75**

For properties 250' or closer to certain lakes, pond and rivers.



This application is required prior to:

- 1) Any tree cutting within 150' of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River
- 2) Any stump or root removal within 50' of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River
- 3) Any project that involves the removal of more than 1,000 square feet of vegetation (plants, trees or saplings) within 150-feet of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River

What is the Shoreline Overlay? All lands within 250' feet of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River.ⁱ

What is the Natural Woodland Buffer? The Natural Woodland Buffer is the area within 150-feet from the shorelines (normal high-water mark) of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River.ⁱⁱ

1. Landowners Name: ANDREW BOW DITCH 2. Parcel ID: TM 140 LOT 22
2. Parcel Street Address: 78 BURKEHAVEN LANE
3. Mailing Address: 14 WHITE PINE KNOLL RD., WYLAND, MA. 01778

4. Phone #: _____ 5. Email: _____

5. Preferred method of contact (check all that apply): ☐ Phone ☐ Email ☒ US Post Mail

6. Name of river/lake/pond abutting property: LAKE SUNAPEE

Have you obtained any permits from State of NH, Department of Environmental Services (DES) for this project?

☐ Yes ☒ No ☐ If yes, attach copy of permit to this application.

NOTE: Any cutting, or removal of natural vegetation, on ponds, lakes or rivers must be by permit from DES.ⁱⁱⁱ

PROPOSED TREE CUTTING

Please mark all trees listed on this application with ribbon or surveyor's tape to assist the Town with any necessary site inspections. Attach any plan, site sketch, or photos to this application. Be sure to include location of buildings and driveways in relation to proposed tree cutting, and measurements to the shoreline and/or property lines.

Are you planning to cut more than 5 trees in the Woodland Buffer within a 12-month period? ☒ Yes ☐ No

Are those trees at least 6" in diameter (or 18" circumference) at 4.5' above the ground? ☒ Yes ☐ No

- ☐ If yes, attach to this application a **Cutting & Clearing Plan**, showing the exact location, size and type of tree to be cut. Your application will be reviewed by the Sunapee Planning Board at their next available meeting.^{iv}

1. List all trees within the first 50-feet of the shoreline, that are at least 6" in diameter (i.e. 18" in circumference) at 4.5-feet above ground level.^v

| Tree Type | Diameter | Condition | Tree Type | Diameter | Condition |
|-----------|----------|-----------|---------------------------------------------|----------|-----------|
| 1. _____ | _____ | _____ | 4. _____ | _____ | _____ |
| 2. _____ | _____ | _____ | 5. _____ | _____ | _____ |
| 3. _____ | _____ | _____ | (Attach list of additional trees if needed) | | |

2. List all trees located between 50 to 150-feet of the shoreline, that are at least 6" in diameter (i.e. 18" in circumference) at 4.5-feet above ground level.

| Tree Type | Diameter | Condition | Tree Type | Diameter | Condition |
|-----------------|------------|--------------------------------|---------------------------------------------|------------|--------------------------------|
| 1. <u>PINE</u> | <u>21"</u> | <u>POOR</u> | 4. <u>MAPLE</u> | <u>22"</u> | <u>FAIR</u> <u>ROOT HAZARD</u> |
| 2. <u>OAK</u> | <u>30"</u> | <u>FAIR</u> <u>ROOT HAZARD</u> | 5. <u>OAK</u> | <u>8"</u> | <u>FAIR</u> <u>ROOT HAZARD</u> |
| 3. <u>BIRCH</u> | <u>13"</u> | <u>POOR</u> <u>ROOT HAZARD</u> | (Attach list of additional trees if needed) | | |

Total of 9 trees 6" +
CHD

STUMPS & ROOTS WITHIN THE FIRST 50-FEET OF THE SHORELINE

Stumps and their root systems which are located within 50' of normal high-water shall be left intact in the ground, unless removal is specifically approved by the Wetlands Board (NH DES) pursuant to RSA 482-A.^{vi}

Check the appropriate option below:

- ☐ 1. Stumps or roots systems will NOT be removed within the first 50-feet of the shoreline.
- ☐ 2. Stumps and root systems WILL be removed within the first 50-feet of the shoreline, in accordance with the attached permit issued by NH DES.
- ☒ 3. Not Applicable. This project does not involve any activity within the 50-foot buffer.

PROPOSED VEGETATION REMOVAL

Does your project include removal of more than 1,000 square feet of vegetation (plants, trees or saplings) within 150-feet of the shoreline, i.e. the Natural Woodland Buffer?

☐ Yes ☒ No

- ☐ If yes, attach to this application a Cutting & Clearing Plan. Include a diagram showing the square footage of the vegetation area to be removed and describe in detail the replanting plan. Your application will be reviewed by the Sunapee Planning Board at their next available meeting.^{vii}

Note: Where natural vegetation is removed it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty.^{viii}

*** SEE PAGE 3 FOR SIGNATURE ***

TOWN OF SUNAPEE
TREE CUTTING & VEGETATION CLEARING
REQUEST FORM

ADDITIONAL TREES 50' TO 150'

| Tree Type | Diameter | Condition | Tree Type | Diameter | Condition |
|-------------------|------------|--------------------------------------------------------------|---------------------------------------------|------------|---------------------------------|
| 6. <u>OAK</u> | <u>22"</u> | <u>FAIR</u> <u>ROOT</u> <u>HAZARD</u> | 9. <u>MAPLE</u> | <u>30"</u> | <u>POOR</u> <u>ROOT PROBLEM</u> |
| 7. <u>MAPLE</u> | <u>16"</u> | <u>FAIR</u> <u>ROOT</u> <u>HAZARD</u> | 10. _____ | _____ | _____ <u>WITH</u> |
| 8. <u>HEMLOCK</u> | <u>20"</u> | <u>POOR</u> <u>ROOT PROBLEM</u> <u>WITH FOUNDATION</u> | (Attach list of additional trees if needed) | | |

THIS PAGE TO BE COMPLETED BY TOWN OF SUNAPEE:

☒ Planning Board action required.

☐ Planning Board not required.

Chick M.
Signature of Zoning Administrator

11/14/2019
Date

Planning Board

The application was reviewed by the Sunapee Planning Board on _____ (date) and the following action was taken:

☐ Approved ☐ Approved with Conditions ☐ Denied ☐ Other

Signature of Planning Board Chair or Town Planner: _____

Printed Name / Title: _____ Date: _____

Zoning Administrator

The Applicant is hereby **Granted / Denied** a permit for cutting trees and/or clearing vegetation at
Parcel ID _____ pursuant to the attached application and conditions.

Conditions: _____

Signature of Zoning Administrator

Date

SOURCES from Sunapee Zoning Ordinance, March 2017 Edition

- i Article II, Section 2.30, Water Resources Overlay Districts (3).
- ii Article IV, Section 4.33 Shorelines - Specific Provisions, Section B, (8) Erosion Control, Part (b) Cutting And Removal of Natural Vegetation within the Natural Woodland Buffer.
- iii Article IV, Section 4.33.B.(8).(b).(I)
- iv Article IV, Section 4.33.B.(8).(b).(I).(1-2)
- v Article IV, Section 4.33.B.(8).(b).(I).(1)
- vi Article IV, Section 4.33.B.(8).(b).(VI)
- vii Article IV, Section 4.33.B.(8).(b).(I).(1-2)
- viii Article IV, Section 4.33.B.(8).(b).(III)
- ix Article IV, Section 4.33.B.(8).(b).(III)
- x Article IV, Section 4.33.B.(8).(b).(IV)
- xi Article IV, Section 4.33.B.(8).(b).(V)
- xii Article IV, Section 4.33.B.(8).(b).(VII)
- xiii Article XI: Definitions and Explanations - Well-Distributed Stand of Vegetative Matter

Greenline Property Services, LLC

54 North Road, Sunapee, NH 03782

greenline@myfairpoint.net Cell: 603-304-8338

LETTER OF AUTHORIZATION

Nov. 12, 2019

To whom it may concern:

I, Andrew Bowditch, owner of #78 Burkehaven Lane (aka Tax Map 140, Lot 21), Sunapee, N.H., grant to Douglas Gamsby of Greenline Property Services, LLC to represent me concerning a Tree Cutting Plan presented to the Sunapee Planning Board in Sunapee, New Hampshire. Such authorization will cease when a decision has been made by the Town of Sunapee Planning Board.



Signed Andrew Bowditch

ADDITIONAL GUIDELINES

The following is a summary of additional requirements related to the Shoreline Overlay District, per the Sunapee Zoning Ordinance, *Article 4.33 Shorelines - Specific Provisions, Section B, (8) Erosion Control, Part (B) Cutting and Removal Of Natural Vegetation Within The Natural Woodland Buffer*. You may read the Zoning Ordinance in its entirety online at www.town.sunapee.nh.us or view the paper copy available at the Sunapee Town Office, 23 Edgemont Road.

Concerning The Removal Of Natural Vegetation Within The Natural Woodland Buffer:

- Where natural vegetation is removed it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty.^{ix}
- The following activities are permitted within the Natural Woodland Buffer: normal trimming, pruning, and thinning (of saplings less than 6" in diameter) to enhance growth, to minimize the entry of vegetative debris into lakes and ponds, or to prevent the overgrowth of natural beaches; and felling and replacement of decaying trees and shrubs.*
- Not more than 50% of the entire basal area* may be removed for any purpose in a 20-year period. Replacement planting with native or naturalized species may be permitted to maintain the 50% level.
 - Exception: Up to 7,500 square-feet of basal area removed for structures, driveways, or parking areas shall be excluded when computing percentage limitations.^{xi}
- A *Well-Distributed Stand of Vegetative Matter* (see definition below) shall be maintained in the Natural Woodland Buffer . . .
 - Exception: . . . except for those areas within 20' of existing or proposed structures, 12' from the centerline of driveways, and 10' from the edge of parking areas.^{xii}
- **DEFINITIONS - *Well-Distributed Stand of Vegetative Matter*** - This matter includes trees, saplings, shrubs, and ground covers and their living, undamaged root systems. The distribution of such shall be as follows^{xiii}.
 - *Undeveloped Lots (Prior to March 12, 1996)* - Permitted cutting per 50 feet of linear water frontage shall not reduce the total *basal area* below 9 square feet. If a lot is not 150' in depth, the required *basal area* shall be proportioned accordingly. Saplings with less than 2" diameter shall not be used to calculate minimum *basal area*. In no case shall there be any area more than 500 square feet completely cleared of vegetative matter unless such is naturally occurring.
 - *Lots with Dwelling Units (Prior to March 12, 1996)* - Permitted cutting per 50 feet of linear water frontage shall not reduce the total *basal area* below 6 square feet. If a lot is not 150' in depth, the required *basal area* shall be proportioned accordingly. Saplings with less than 2" diameter shall not be used to calculate minimum basal area.
 - *Basal area** is defined as the cross-sectional area of a tree measured at a point 4.5' above the ground. (Adopted 3/12/1996).
 - **Basal Area:* For purposes of this application, the basal area is considered the cross section at 4.5' from the ground of all trees, shrubs and saplings with at least a 2" diameter.

SIGNATURE OF PROPERTY OWNER(S):

By signing below, I verify that: 1) all trees listed on this application have been marked with ribbon or surveyor's tape; 2) I have read the above Additional Guidelines; and 3) I give permission for a Town official(s) to visit the property in association with the approval of this application.



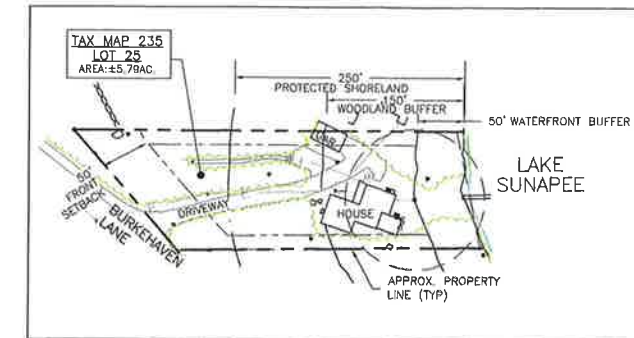
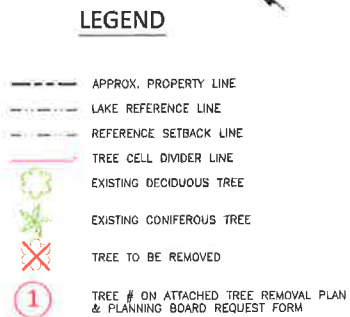
Signature of Landowner(s)

Andrew Bowditch

Printed Name(s)

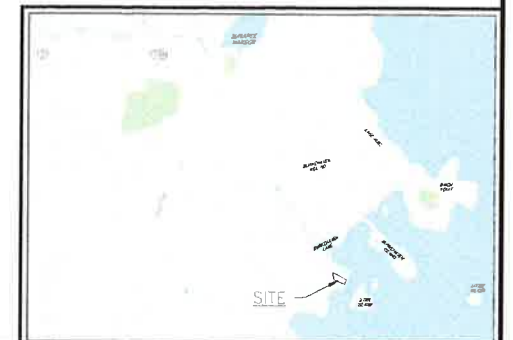
11/13/2019

Date

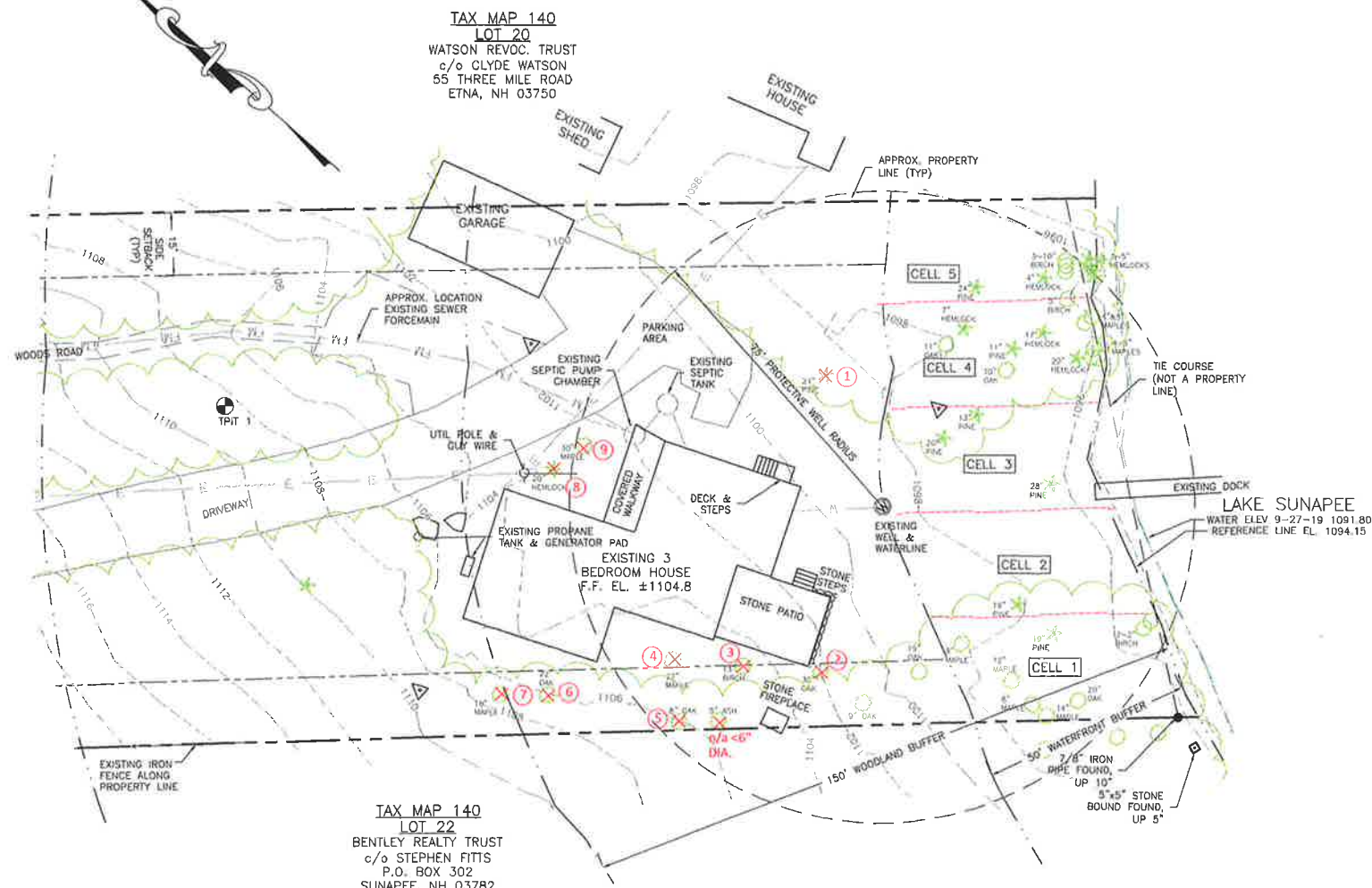


PLOT PLAN
SCALE: 1"=100'

- NOTES:
1. OWNER OF RECORD:
ANDREW BOWDITCH
14 WHITE PINE KNOLL RD
WAYLAND, MA 01778
 2. LOT MAP 128 LOT 51, SUNAPEE, NH
LOT AREA: 0.95 AC
SCRD BK. 2076 PG. 486
 3. ZONE RR RURAL: SETBACKS AND SHORELAND OVERLAY
SETBACKS: FRONT 50'
SIDE 15'
LAKE: 50'
IMPERVIOUS LOT COVERAGE: 25%
COMBINED LOT COVERAGE: 40%
 4. BOUNDARY LINES SHOWN ON THIS PLAN ARE
APPROXIMATE AND BASED ON CURRENT DEED AND
EXISTING MONUMENTATION.
 5. THE INTENT OF THIS PLAN IS TO LOCATE AND
IDENTIFY TREES WITHIN 150' OF LAKE SUNAPEE
PROPOSED TO BE REMOVED.



| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |
| DATE | REVISION | | |
| <p align="center">TAX MAP 140 LOT 22 78 BURKHAVEN LANE SUNAPEE, NH</p> <p align="center">TREE REMOVAL PLAN</p> | | | |
| <p><i>PREPARED FOR:</i></p> <p align="center">ANDREW BOWDITCH 14 WHITE PINE KNOLL RD WAYLAND, MA 01778</p> | | | |
| SCALE: 1" = 20' | DATE: 10-11-2019 | PROJ. NO. 19-135 | SHEET 1 of 1 |
| <p align="center">GREENLINE PROPERTY SERVICES, LLC</p> <p align="center">54 NORTH ROAD SUNAPEE, NH</p> <p align="center">greenline@myfairpoint.net</p> <p align="center">603-304-8338</p> | | | |



RECEIVED
NOV 14 2019
By Town of Sumner

