

**TOWN OF SUNAPEE
PLANNING BOARD AGENDA
FOR THURSDAY JANUARY 9, 2020
7:00PM at the TOWN MEETING ROOM
23 EDMONT ROAD**

1. Call to Order/Roll Call

2. Disqualifications/Appointment

Parcel ID: 0115-0038-0000

Site Plan Review
Home Day Care Business
57 North Shore Road
Jennifer Slavin

Parcel ID: 0129-0012-0000

Site Plan Review
Residential property-3 units
Garage to be used for landscaping &
cleaning equipment storage.
62 Lower Main Street
Lower Main Street 62, LLC

Revisions to Agenda

3. Consultations-Sunapee SAU & Royce Enterprises

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) Jennifer Slavin
Address 57 North Shore Rd
(Mailing) Sunapee NH 05782
Phone 372-6181

2. Zoning District RR
3. Project Location: 57 North Shore Rd Sunapee
4. Parcel ID: 01150036 - 0060

5. Complete description of current use of property:

Home / Business Mainly Residence

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

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

See attachment to zoning

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.

Jennifer Slavin
Signature(s) of Landowner(s)

12/12/19
Date

Date of Application:

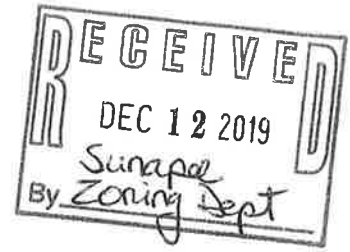
Phase I _____ Phase II _____

Phase III _____ Major Site Plan _____

Home Business _____

Fee Paid _____ Method of Payment _____

Slavin's Haven Proposal



The main use of 57 North Shore rd will mainly be used as residential living. This home was built in 1970's. My family has always owned this land since 1970's as a summer home. In early 1980's we permanently moved to Sunapee at 57 North Shore rd. During Many years we had many foster children coming and going or being adopted at this residence. At one time we had 5 to 6 children in our care through foster care. My mother, (Agnes) and I has run Slavin's ~~Haven~~ Have in Sunapee NH since 1999. The first place we rented was St. Joachim Church basement from 1999 to Dec 31st 2010. Jan 2nd 2011 we moved in what once was called Pete's Shed at 31 River Rd and been there until now, but new land lords took over. The new land lord been trying to get us out all year. They have done things to try to make us leave earlier than our lease, like removed our thermostat. Our room gets really cold and sometime have to do field trips to warmer places like the library or to our house and etc or they try to bake us out. Since landlord took over in January I've been looking for a new place and have seen or talk to over 68 places even apartments to try to find a new place. We decided to change over to family child care because our home is the best and safest place there was. Don't know why I didn't think about it before. We been going smaller and doing fine with the 12 to 15 kids we have now, but with out the over head and rent and many other things we could go down to 8 or 9 kids. We have 2 to 3 students all day and the others are after school kids. Our own kids take a special need bus so all of our after school kids ride the same bus to our preschool. We still keeping insurance and will have to have swing set removed from our fence in area and bring some of the toys from the preschool to come in and used. We will probably update our 4 ft fence next summer to a newer version. The fence in area is the residence play area now and is used by residence and friends and visitors. We have a safe house with 4 to 6 parking spaces, main driveway for holiday hold 3 cars, side driveway in front of lower garage hold 1 car, upper garage driveway holds 1 car and If we clean out dug out parking are on our lot across the road it hold 1 car, which I parked my car for two years and could in summer have the more dug out

to hold second car. Drop off is between 630 am and 9 am, pick up is between 12 pm and 5 pm, so out of all the years we had licensed of 20 children we never had more than 1 to 3 parents picking up at one time or dropping off. Since we moved to 31 River rd we went down in numbers which was around 15 children and still been 1 to 3 parents at one time. Sunapee have many needs for daycare/Preschool, especially all the laws and regulations that need to be followed and updated on a regular bases. We help parents with kids 3 years to 15 years of age. We are on a town maintain road that is plowed and care for regularly. The house is on town sewer and we have 1 and half bathrooms. We are adding some toys to the living room with carts and removing some tables and movie shelf but we don't loose any other space for lamps or tv because of it we just have a cart or cubbies instead of tables and with measurement it makes the open space bigger that can be used. We empty out one of the two bed rooms upstairs that will be quiet area and games and circle area for the kids. We are going to add a child friendly table for our preschoolers to eat at and use our regular table for the older children to do home work and eat at in dinning room. The other bedroom and kitchen area will be off limits to the children upstairs. The whole downstairs will not be used for the daycare purpose and is only residence bedrooms, play area and a work shop. There is no effect on the neighborhood to have children in your house or in residence out side play area that is don't change. We always have a group of children, (grandchildren, nieces, or friends) at our house on the weekend that I don't think the residence will even notice the difference. Sometimes numbering 3 to 6 children at a time. The location is quiet and peaceful and we are surrounded by mainly vacationers. The neighbor 4 to 5 house down works all day and rest of neighbors are all far away that live full time. Most of the vacationer have grandchildren and they are up at their grandparents place all the time. The main purpose of our building is our home with now having few extra children during the middle of the week. We try to prepare the children for their future education to help them succeed through fun and loving environment. The children need a safe place to go while parents are at work instead of going to work with them like some use too. Many daycare and preschool closing because of all the rules and laws that need to be

followed for a safe and appropriate environment. Slavin's Haven needed to find a new safe place because landlord is making were we are startling to be unsafe and uncomfortable, So we tried to find a place but realized, we always lived in a safest and best place for children. We haven't needed to advertise with signs on the building. We couldn't at the church and the New landlord took down our approved signs and left them at our inside door one day, so they could post all their signs. We at 31 River Rd is on the river and know all the water safety caution especially since we had to cross the bridge through Quack shack crowd to playground during the summer busy time. Our house playground was always attached to our side door, so out of the years of running a daycare /preschool this one I believe is the safest travel from inside to outside play. We are about 50 to 60 feet away from the water front. Our drive way is attach to the road and has a wide entrance. The house measurements out side is about 20 feet to 22 feet double floored first floor and basement floor. The living room is 21.5 feet by 13 feet, the dining area is 12 feet by 9 feet, bedroom is 9.5 by 12 feet. which total 495 square foot area the day care is allowed in to play or use, plus the bathroom. Slavin's run all year long with many vacation during the summer time and holiday time. We take a lot of time to do family time especially in summer at our camper in Wentrthworth NH on PineHaven Campground.

first 5 pictures during one of the snow storms. we clean drive way now, but may get someone to plow. also next two picture is taken from inside the house out the door window showing part of the playground. The swings are off and will take care of frame of swing set in the summer. The rest is of 31 river rd since new landlord took over temp in room and some dangers and unsanitary near us because we have to go through common area to bathroom.



upper garage



lower garage looking
out to road and dug
out.



side parking in front of lower
garage



main parking



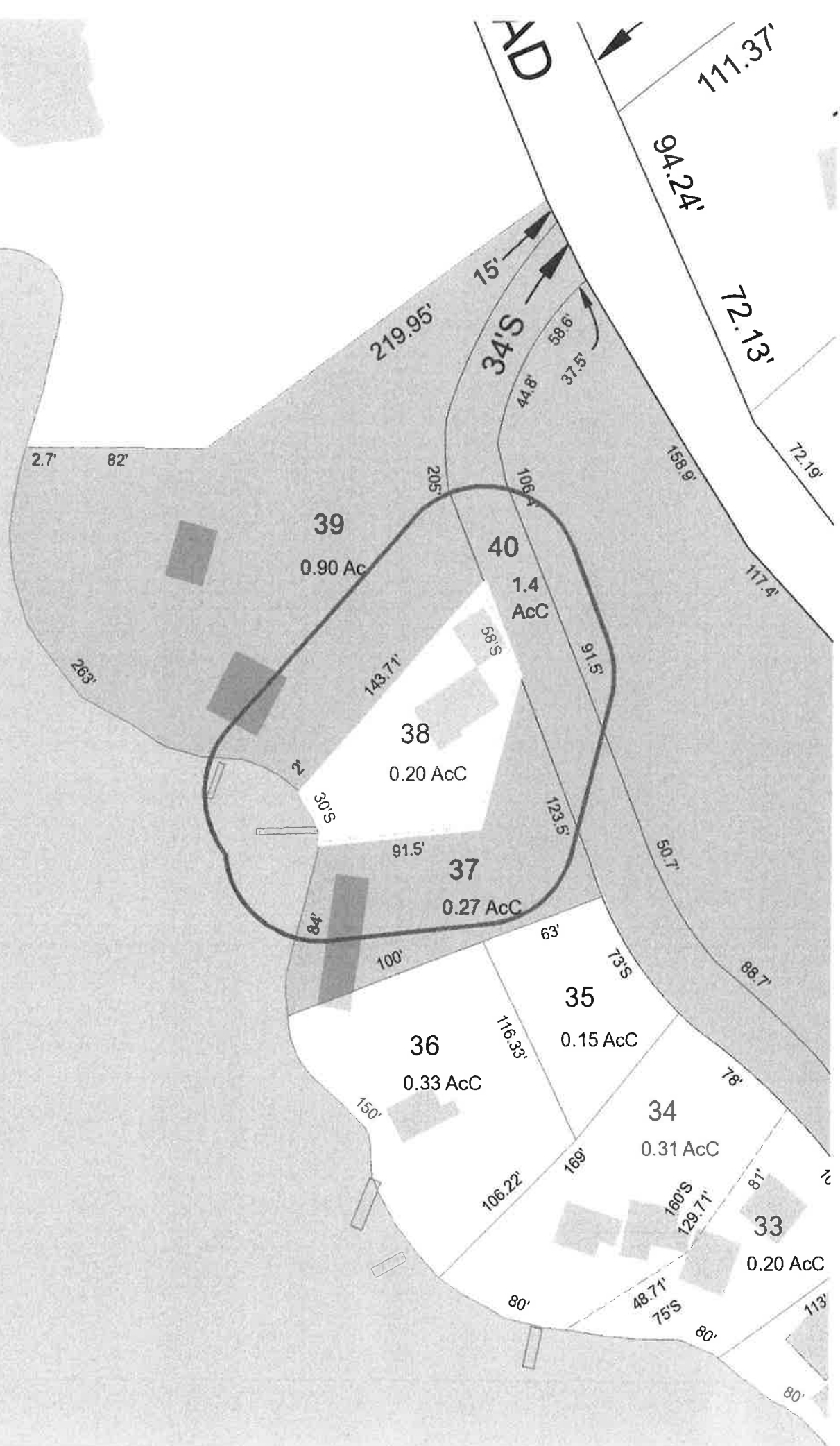
need to shovel and move brush .
It fit my honda pilot for two
years.

playground looking out our side door. 48.7 feet by 13.9 feet.

31 river rd pictures

landlord control temp leaves our room chilly







ZONING VERIFICATION

Slavin's Haven

CHILD CARE PROGRAM NAME

603 763 4251

TELEPHONE NUMBER

CHILD CARE AGENCY TYPE(S): ☒ **FAMILY-BASED DAY CARE [RSA 170-E:2, IV(a) and (b)]**
☐ **CENTER-BASED DAY CARE [RSA 170-E:2, IV(c) through (g)]**
☐ **24-HOUR RESIDENTIAL [RSA 170-E:25, II(b), (c), (d) and III]**

LOCATION ADDRESS: 57 North Shore Rd
Sunapee NH 03782

MAILING ADDRESS: 57 North Shore Rd
Sunapee NH 03782

APPLICANT'S NAME: Jennifer Slavin

INSTRUCTIONS:

1. **SECTION 1 OR 2** must be completed by an individual who is authorized to sign zoning documents.
2. **SECTION 1** complete if zoning action is not required.
3. **SECTION 2** complete if zoning action is required.
4. **SECTION 2** include any restrictions regarding the existence of the agency

SECTION 1:

_____ The child care agency listed above conforms to the requirements of the zoning ordinance.

Any limits on the number of children in care? _____ No _____ Yes - If yes, how many children? _____

COMMENTS/RESTRICTIONS (if applicable):

Ms. Slavin is scheduled for a public hearing w/ the Zoning Board
of Adjustment on 1/2/2020 for a Special Exception for Day Care
in the RR zone.

**Signature of Individual Authorized to Sign Zoning Documents for the
Town Listed Above**

12/5/2019
Date Signed

SECTION 2:

_____ The child care agency listed above has been approved by the zoning board of adjustment.

Restrictions? _____ No _____ Yes - If yes, please indicate below or include a separate attachment

COMMENTS/RESTRICTIONS (if applicable):

**Signature of Individual Authorized to Sign Zoning Documents for the
Town Listed Above**

Date Signed

16. Drainage design showing location and site of existing and proposed drainage structures including culverts, pipes, catch basins, manholes, ditches, holding basins, etc. This shall be supported by copies of the design computations based on a 10-year flood design frequency for all major culverts and brooks that affect any Town or State highway and by documentation showing that all existing and proposed drainage is adequate to prevent increased run-off onto adjacent lands;
 17. Right-of-way and travel surface of all fronting streets;
 18. Location of any retaining walls, fences, and outside storage areas;
 19. A notation on the site plan outlining the proposed use(s) and area of building(s) in square feet devoted to each use.
 20. Plans for any toxic waste storage or discharge.
 21. Items noted in D2 Below
 22. Location of fire alarms and sprinkler systems.
- B. Prior to Final Site Plan Approval, one copy of each of the following shall be submitted - if required.
1. A copy of "Special Exception" or "Variance" approval by the ZBA, if required;
 2. (Deleted 04/11/2019)
 3. New Hampshire Department of Environmental Services approvals. Permits that may be required from the state are: -
 - a) Subsurface Sewage Disposal Approval
 - b) Alteration of Terrain Approval
 - c) Water Supply Approval
 - d) Wetlands Approval
 - e) Shoreland Approval
 4. New Hampshire Department of Public Works and highways access driveway approval for driveways accessing onto a State highway
 5. Entrance/"Exit approvals from the Sunapee Road Agent for proposals with access points on town roads;
 6. A statement of deed restrictions upon the involved parcel;
 7. Easements and covenants;
 8. Any and all other required permits or authorizations.
- C. The Planning Board may require such additional other information as it deems necessary in order to evaluate the Proposal in relation to the purposes and scope of these regulations including but not limited to environmental impact studies, engineering reviews, etc.
- D. Application for Site Plan approval for agriculture uses and home business (as determined by the Planning Board) shall be accompanied by:
1. A sketch of the property showing:
 - (a) location and dimensions of existing and proposed structures, drives, and parking areas;
 - (b) lot lines and setbacks;
 - (c) outdoor lighting;
 - (d) size and location of outdoor signs and displays;
 - (e) indoor and outdoor areas to be used for business;
 - (f) name and address of the owner, tax map and lot number, date;
 - (g) names of abutters.The sketch does not have to be drawn to exact scale but must be clear and accurate enough to enable Planning Board review of the proposal.
 2. A written statement including:
 - (a) description of the business activity;
 - (b) number of employees;
 - (c) estimated number of customers or other measure of increased traffic flow or increase in required parking such as truck deliveries;

0.90 Ac

1.4
AcC

Evan

143.71'

fenced in
Play area

38

0.20 AcC

Parking 3
1-2
could 3

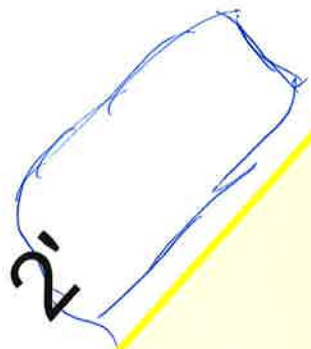


Mazzeoli

30'S

91.5'

37



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

1. Landowner(s) Name(s) Lower Main St. 62, LLC Ron & Carol Shepherd
Address PO Box 792 Grantham NH 03753
(Mailing) "
Phone 603-568-0880

2. Zoning District VC - Village Commercial District

3. Project Location: 62 Lower Main St. Sunapee, NH

4. Parcel ID: 0129 - 0012 - 000

5. Complete description of current use of property:

~~Residential~~ Residential property - 3 units

6. Does this project require a special exception or variance by the ZBA as outlined in the Sunapee Zoning Regulations? Yes ☐ No ☒ (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.)

Garage Existing 30x40, equipment storage for cleaning company & Landscaping company, 6-10 employees depending on season, 3 dwelling units. Space will be used similarly to prior owners

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.

Carol Shepherd
Signature(s) of Landowner(s)

12/4/19
Date
12/4/19

Date of Application: December 12, 2019

Phase I Phase II

Phase III Major Site Plan

Home Business

Fee Paid Method of Payment