

**TOWN OF SUNAPEE
PLANNING BOARD AGENDA
FOR THURSDAY JULY 11, 2019
7:00PM at the TOWN MEETING ROOM
23 EDMONT ROAD**

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

Continued Case

Parcel ID: 0133-0019-0000

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

Parcel ID: 0237-0006-0000

Site Plan Review
Build a Sugarhouse for Production &
Retail Sales.
524 Stagecoach Road
Harding Hill Farm, LLC.

Revisions to Agenda

3. Consultations-Soo-Nipi Realty Trust, LLC., New Business-Nordic Skier
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) Harding Hill Farm, LLC
Address 524 Stagecoach Road no 911 address assigned yet
(Mailing) Sunapee NH 03782 corner of Rt 103 + Stagecoach Rd
Phone Office 603-863-6493, cell 603-543-7518
2. Zoning District _____
3. Project Location: corner of Rt 103 and Stagecoach Road
4. Parcel ID: Map 0237 Lot 0006
5. Complete description of current use of property:

Forestry with agricultural shed on one end

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.)

Attached, Sugarhouse for production and retail sales

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.

Van O. Will

Signature(s) of Landowner(s)

June 12, 2019

Date

Date of Application:

Phase I _____ Phase II _____

Phase III _____ Major Site Plan _____

Home Business _____

Fee Paid \$ 300.00

Method of Payment CH #097

June 13, 2019

Harding Hill Farm, LLC
524 Stagecoach Road
Sunapee, NH 03782

Application for Site Plan Review

Question 7: Description of proposed project

Harding Hill Farm proposes to build a sugarhouse at the corner of Route 103 and Stagecoach Road continuing a business that has existed in Sunapee since 1963. A plan of the building is attached to this application.

The sugarhouse will run for 6-8 weeks in the spring, typically from late February until early April. It is a weather driven business; production occurs seven days a week when the sap is flowing. Hours of retail operation are on weekends from 10:00 am until 4:00 pm.

The operation will be run by Van and Tyler Webb, there is typically one other employee who works as a truck driver delivering sap to the sugarhouse and who also helps with the movement and storage of wood which is used to run the evaporator. After the season, the employee will be working to fill the sugarhouse wood storage area in preparation for the next season. There is some use of the sugarhouse during the rest of the year when bulk syrup is bottled in containers for local wholesale sales.

The production process utilizes a reverse osmosis unit which makes pure water when the sap is pumped through the machine under pressure. The concentrated sap is boiled, the excess water or permeate is collected and stored on site, current capacity is 2,500 gallons. When production of permeate is above 2,500 gallons, the water (essentially a distilled water product) is designed to be disbursed in a forested filter strip or level spreader of approximately 5,000 square feet.



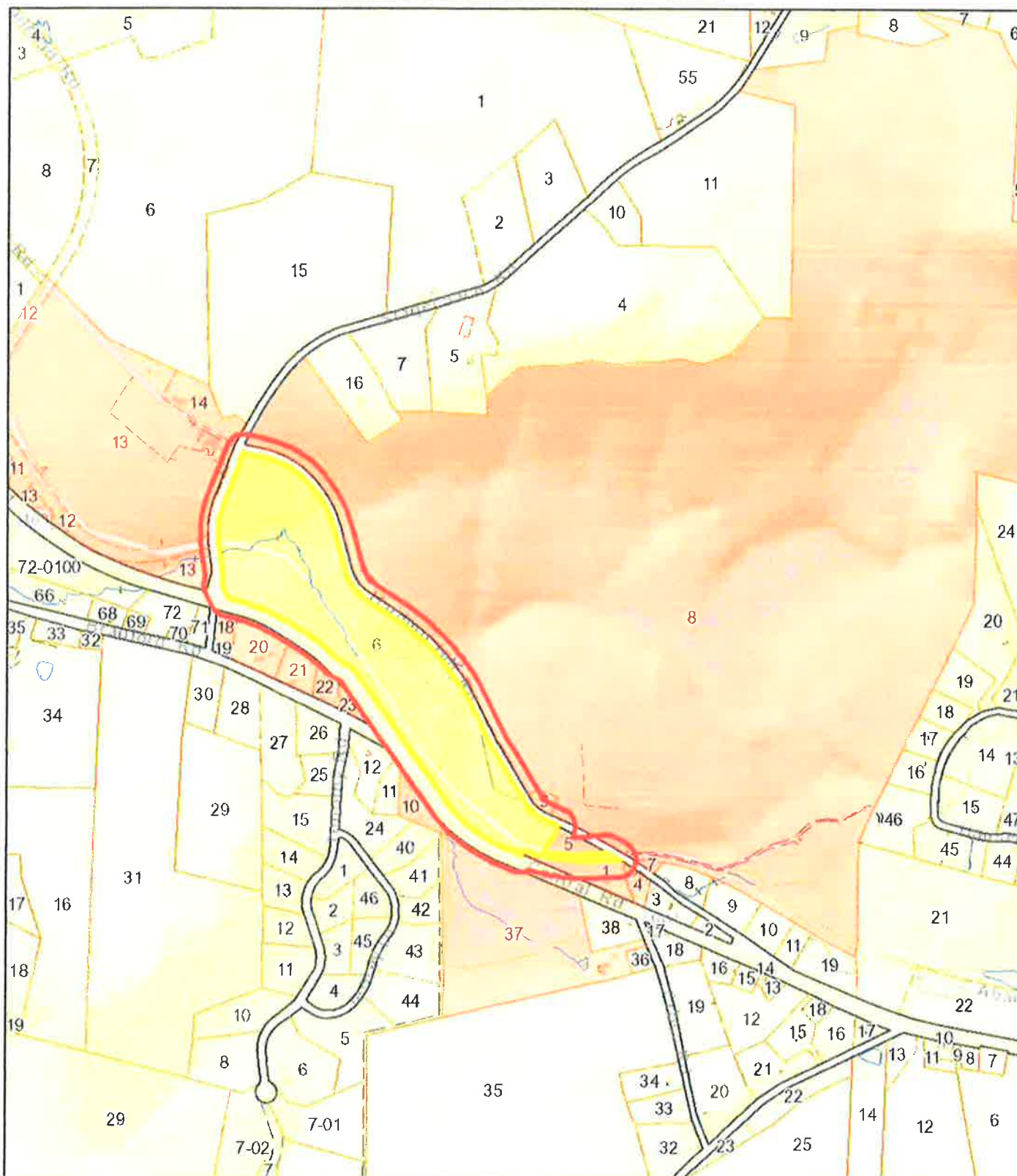
Tri Town, NH



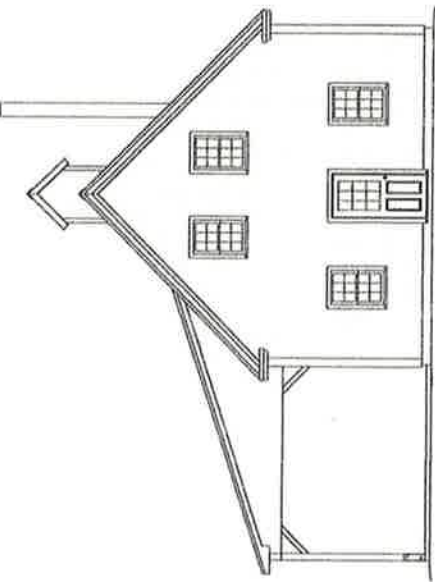
June 12, 2019

1 inch = 900 Feet

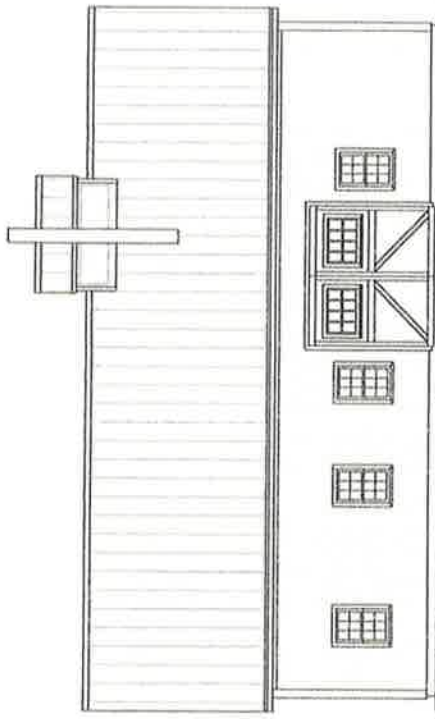
www.cai-tech.com



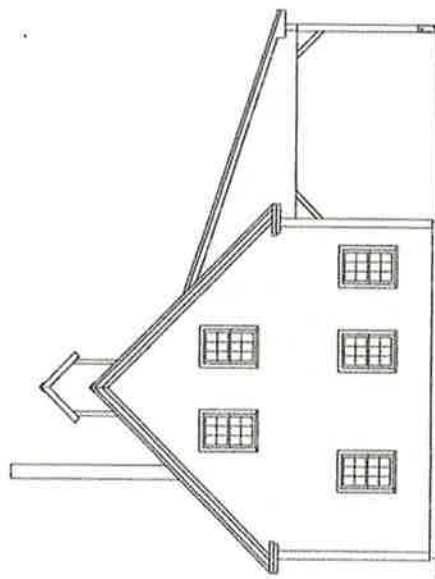
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



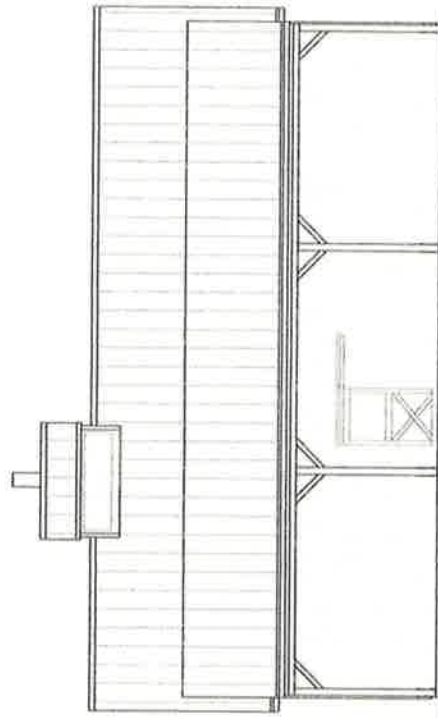
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

THESE PLANS ARE THE PROPERTY OF BELLETTES
AND MAY NOT BE REPRODUCED OR DUPLICATED
WITHOUT THE EXPRESS WRITTEN APPROVAL OF
BELLETTES INC.

PLAN ELEVATIONS

603-513-7518

HARDING HILL FARMS
STAGGCOACH RD
SUNAPEE, NH
PROPOSED SUGAR SHACK



A & B BARN
A DIVISION OF BELLETTES
129 SHEEP CAVIS ROAD
HELMHOLD, NH 03215

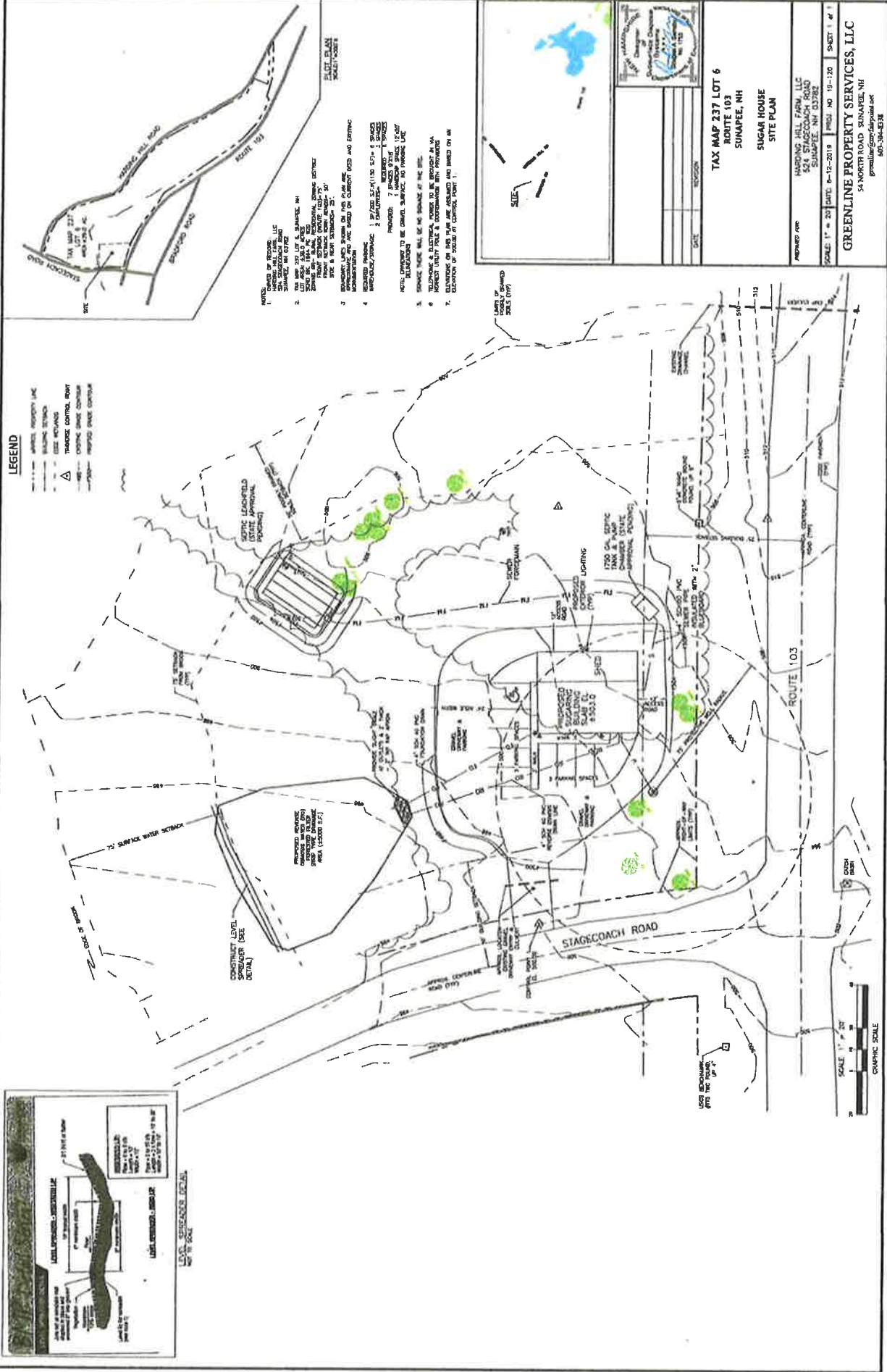
TEL (603) 224-7483 FAX (603) 224-7545

SCALE	1/4" = 1'-0"
DATE	07/24/2012
DESIGNER	JOHN
CLIENT	JOHN
PROJECT	STAGGCOACH RD
LOCATION	SUNAPEE, NH
DATE	07/24/2012

DRAWING NO

A3.2

HARDING HILL FARMS



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): S&K SOO-NIPI REALTY TRUST, LLC
2. Address (Mail): PO BOX 97 NEW LONDON, NH 03857
3. Phone: 603-491-2401 Email: _____
4. Property Location: 36 RIVER RD
5. Parcel ID: 786066 SUN-0133-0093-0000

6. Current Use of Property:

- a. Describe in detail the current use of Property: SNZY'S SMOOTHIES IS A WALK-IN SMOOTHIE, COFFEE, AND SNACK SHOP WITH NO DINING CAPABILITY.
- b. Number of Employees: 4
- c. Square feet of Commercial Space: Retail 350 Office 350 Other _____
- d. Hours of Operation: 8 AM TO 5 PM

7. Proposed Use of Property:

- a. Describe in detail the proposed use of Property: NORDIC SKATE^{RENT} WOULD LIKE TO OCCUPY HALF OF THE BUILDING TO RENT/SELL SUMMER EQUIPMENT SUCH AS PADDLEBOARDS, WAKE BOARDS, LIFE JACKETS, ETC. THEY WILL WORK THE SAME HOURS AS SNZY'S SMOOTHIES AND SHARE EMPLOYEES. NO DIVIDENDS/WAGES BETWEEN OPERATIONS.
- b. Number of Employees: 1 / SHARED
- c. Square feet of Commercial Space: Retail 350 Office _____ Other _____
- d. Hours of Operation: 8 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:

[Signature] S&K Realty Trust LLC
Number

SIGNATURE OF BUSINESS OWNER: [Signature]
(NORDIC SKATE)

6/21/19

THIS PAGE FOR TOWN-USE ONLY

Town Planner's Comments

- | | | |
|--------------------------------------|--------------|-------------|
| 1. Increase in Employees? | Yes _____ | No <u>✓</u> |
| 2. Increase in Business Area? | Yes _____ | No <u>✓</u> |
| 3. Increase in Use Intensity? | Yes <u>✓</u> | No _____ |
| 4. Increase in Days/Hours Operation? | Yes _____ | No <u>✓</u> |

Planner's Comments: SINCE THERE IS NO INDICATION THAT THE
EXISTING BUSINESS WILL BE SHRINKING IN SIZE, I AM
CONCERNED ABOUT AN INCREASE IN USE INTENSITY. RECOMMEND

Signature

6-24-19
Date

THAT OWNER/APPLICANT
APPROACH PLANNING
BOARD FOR SPR
DETERMINATION AT
JULY 11 HEARING

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