

**TOWN of SUNAPEE  
PLANNING BOARD AGENDA  
For THURSDAY JANUARY 11<sup>th</sup>, 2024  
7:00 PM at the at the TOWN MEETING ROOM  
23 EDMONT ROAD**

Join Zoom Meeting:

<https://us06web.zoom.us/j/86157031367?pwd=ArffgBE4yChjbTYpm7KaXqMNXHu3cQ.1>

Passcode: 951946

## **APPOINTMENTS**

**7:00 PM  
Public Hearing – Zoning  
Amendments**

Notice is hereby given that the Sunapee Planning Board will hold a Public Hearing on Thursday, January 11, 2024, at 7:00 PM at the Town Hall to receive public input on the amendments to the Town of Sunapee Zoning Ordinance. Please find the full text below.

## **CONTINUED CASES**

Case # SPR 23-05  
Parcel ID: 0232-0023-0000

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.

*Jared & Laura Raymond  
Jim Bruss - Agent  
60 Route 103  
Sunapee, NH 03782  
Mixed-Use District*

Case # TC 23-33  
Parcel ID: 0113-0035-0000

Tree cutting application to remove an additional 10 trees where approximately 25 trees have previously been removed.

*Richard & Joan Stanchfield  
6 Ridgewood Point Road  
Sunapee, NH  
Rural Residential*

## **OTHER BUSINESS:**

## **MISCELLANEOUS:**

Review Minutes from Previous Meeting(s).



## **Town of Sunapee Planning Board**

### **Sunapee, New Hampshire**

### **Notice of Public Hearing**

**Notice is hereby given that the Sunapee Planning Board will hold a Public Hearing on Thursday, January 11, 2024, at 7:00 PM at the Town Hall to receive public input on the amendments to the Town of Sunapee Zoning Ordinance.** Join Zoom Meeting: <http://tinyurl.com/SunapeeZoom> Passcode: 951946. The proposed amendments are summarized below, and the full text may be reviewed at the Sunapee Town Office during regular business hours or on the Town of Sunapee Website beginning December 29, 2023.

#### **Amendment #1**

Amend various sections of the Zoning Ordinance to create a new Georges Mills Village Commercial district within the same boundaries as the existing Village Commercial district but with different dimensional controls and uses.

#### **Amendment #7**

Amend Article IV, Section 4.33 – Shorelines – Specific Provisions – Erosion Control - to limit what land disturbance is allowable within the 50' shoreline buffer.

**Town of Sunapee Planning Board  
Sunapee, New Hampshire  
Notice of Public Hearing**

**Notice is hereby given that the Sunapee Planning Board will hold a Public Hearing on Thursday, January 11, 2024 at 7:00 PM at the Town Hall to receive public input on Amendments #1 and #7 to the Town of Sunapee Zoning Ordinance. The proposed amendments with full text are shown below.**

**Amendment #1**

Amend Section 2.10 – Zoning Map & Description of Districts, Section 2.30 – District Purpose and Description, Section 3.10 – Table of Dimensional Controls, Section 3.20 – Table of Dimensional Controls Overlayed, Section 4.10 – Permitted Uses – All Districts, Section 4.60 – Planned Unit Development, Section 4.80 – Workforce Housing Development, Section 5.30 – Signs – General Requirements - to create a new Georges Mills Village Commercial district within the same boundaries as the existing Village Commercial district but with different dimensional controls and uses.

Full amended text of Section 2.10 – Zoning Map and Description of Districts will be as follows:

|             |   |  |
|-------------|---|--|
| <i>GMVC</i> | - | <i>Georges Mills Village Commercial District</i> |
| VC          | - | Village-Commercial District                      |
| VR          | - | Village-Residential District                     |
| MI          | - | Mixed Use I District                             |
| MII         | - | Mixed Use II District                            |
| MIII        | - | Mixed Use III District                           |
| R           | - | Residential District                             |
| RR          | - | Rural-Residential District                       |
| RL          | - | Rural Lands District                             |

Full amended text of relevant portions of Section 2.30 – District Purpose and Description will be as follows:

Village-Commercial Districts – The Village-Commercial Districts in the Town of Sunapee are patterned after the typical New England Town Centers. These areas are characterized by the highest densities of land use and also contain the mix of land uses associated with village centers, including commercial, public, institutional, and both single-family and multi-family land uses. In general, the two Village Commercial Districts are located in Sunapee Village (including Sunapee Harbor and Lower Village Area) and *in Georges Mills (the Georges Mills Village Commercial District), and* are further described as follows:  
*Georges Mills Village-Commercial District -*

In Georges Mill Village, the *Georges Mills Village-Commercial District* is centered at a point at the intersection of Route 11 and Springfield Road and includes all the lands within a 600’ radius of said point.

Village-Residential District –

In Georges Mills Village, the Village =Residential District begins at the intersection of Springfield Road and Oak Ridge Road and goes due west 1200’, thence southerly to the intersection of Route 11 and the

northerly terminus of Jobs Creek Road, then east-southeasterly to the shore of Lake Sunapee, then northerly along the shore of Lake Sunapee to the arc which defines the *Georges Mills* Village-Commercial District, thence westerly/northerly/easterly along the arc which defines the *Georges Mills* Village-Commercial District to the intersection with Springfield Road, thence northerly along Springfield Road to the point of beginning.

#### Residential District –

In the area surrounding Georges Mills Village, the Residential District begins at a point where the Towns of Sunapee, New London, and Springfield meet and goes southerly along the New London/Sunapee town line to the northerly shore of Lake Sunapee, thence northwesterly to the northerly intersection of Route 11 and Jobs Creek Road, thence northwesterly to the end of Meadow Brook Road, thence northerly to the Springfield town line at a point 600' westerly of Stony Brook Road, thence along the Sunapee/Springfield town line easterly to the point of beginning. This district includes all the lands within the area described above with the exception of the above with the exception of the Village-Commercial, *Georges Mills* Village-Commercial and Village-Residential areas described above.

Full amended text for a portion of Section 3.10 – Table of Dimensional Controls will be as follows:

Add a column titled “Georges Mills Village-Commercial” with the following dimensions:

Minimum Lot Size = *0.5 Acres*

Maximum Residential Density = *1 du/7,000 sf*

Minimum Road Frontage = *75'*

Minimum Front Setback (Rt 11, 103, 103B) = *75'*

Minimum Front Setback (All other roads as defined in Article XI) = *40'*

Side and Rear Setbacks for lots meeting or exceeding minimum lot size or lots which are not pre-existing = *10'*

Side and Rear Setbacks for Pre-existing lots below minimum size – existing lots = *10'*

Maximum Lot Coverage = *65%*

Maximum Structure Height = *40'*

Full amended text for a portion of Section 3.20 – Table of Dimensional Controls – Districts Overlayed will be as follows:

Add a column titled “Georges Mills Village-Commercial” with the following dimensions:

Minimum Lot Size (Shorelines) = *1.0 Acres*

Minimum Lot Size (Aquifer) = *2.0 Acres*

Minimum Lot Size (Wetlands) = *1.5 Acres*

Maximum Lot Coverage (Shoreline Impermeable) = *45%*

Maximum Lot Coverage (Shoreline Permeable & Impermeable Combined) = *65%*

Maximum Lot Coverage (Aquifer) = *20%*

Maximum Lot Coverage (Wetlands) = *0%*

Full amended text for a Portion of Section 4.10 – Permitted Uses – All Districts will be as follows:

*Georges Mills Village-Commercial District (GMVC)*

***Permitted by Right:***

|                                |   |
|--------------------------------|---|
| <i>Accessory Uses</i>          | <i>Multi-Family Dwellings (3 to 5 Units)</i>                |
| <i>Bed &amp; Breakfast</i>     | <i>Municipal Buildings &amp; Facilities</i>                 |
| <i>Inns</i>                    | <i>Museums &amp; Galleries</i>                              |
| <i>Home Business</i>           | <i>Post Offices</i>   |
|                                | <i>Professional Offices and Clinics</i>                     |
| <i>Home Occupation</i>         | <i>Retail (Up to 2,000 SF/per lot)</i>                      |
| <i>Single Family Dwellings</i> | <i>Short Term Rentals Owner-in-Residence (STR-OIR)</i>      |
| <i>Two Family Dwellings</i>    | <i>Short Term Rentals Owner-Not-in-Residence (STR-ONIR)</i> |

***Permitted by Special Exception:***

*Restaurants (excluding Drive-in & Drive-Thru Restaurants)*  
*Parking Lots as a primary use of the lot (up to 15 spaces)*

Full amended text for Section 4.60(B)(4) – Planned Unit Development – General Requirements will be as follows:

(4) Permissible Zoning Districts – A Planned Unit Development is permitted in the Village-Commercial, Mixed-Use, and Rural-Residential Zoning Districts.

Full amended text for Section 4.80(C)(5) – Workforce Housing Development – General Requirements will be as follows:

(5) A Workforce Housing Development is permitted in the Village-Residential, Mixed-Use, and Rural-Residential zoning districts.

Full amended text for Section 5.31 – Sign Regulations – General Requirements – Size will be as follows:

5.31. **Size.** Signs in the Residential, Rural-Residential, Rural Lands, and Mixed-Use Districts shall not exceed 48 squares feet per side and total signage on any given lot may not exceed 96 square feet. Signs in the Village-Commercial, *Georges Mills Village-Commercial*, and Village-Residential Districts shall not exceed 24 square feet per side and total signage on any given lot may not exceed 48 square feet. Total signage includes any signs attached to the exterior of the buildings. Any structure or device used as a sign base or carrier will be considered in the square footage calculation.

## **Amendment #7**

Amend Article IV, Section 4.33 – Shorelines – Specific Provisions – Erosion Control - to limit what land disturbance is allowable within the 50' shoreline buffer.

Full new text of Section 4.33(B)(8)(b)(VIII) will be as follows:

- (VIII) *The existing grade within the 50' shoreline setback must remain unaltered unless, as part of a construction project, retaining walls must be installed to stabilize a steep slope area. Any level areas created by these walls must be re-vegetated with native species. Patios and grassed areas may only be created in the 10' exempted area around the structure as noted in subsection VII. Dock construction and beach replenishment projects that are approved by the State of New Hampshire DES are exempt from this requirement. A 4' wide pervious path is exempt from this requirement. Land disturbance for planting of trees, shrubs or other native plant species is allowed provided that it is done by non-mechanical means. Removing a structure, any size retaining wall or patio, may be done by mechanical means if the disturbance is limited to 10' around the perimeter of the structure, retaining wall, or patio.*

**Building Usage**

Offices = 3204' sq. ft.  
Shop = 660' sq. ft.  
Parking Spaces = (19) 9'x18'  
All Aisles = 24'

**Green Space 46.7%**

8166 / 17,076

Map & Lot # 000232/000018



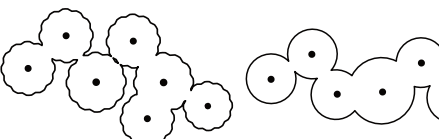
Water & Sewer Commission:

Police Chief:

Road Agent:



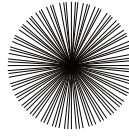
Rock/  
Retaining Wall



Seasonal  
Perennials



Sugar  
Maple



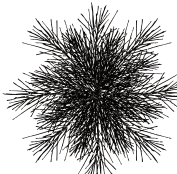
Montgomery  
Blue Spruce



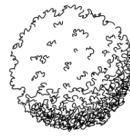
Malus Adams  
Crabapple



Cheer Drop  
Arborvitae



Canadian  
Hemlock



Existing Trees

|  |
|--|
|  |
|--|

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |

SHEET TITLE:  
60 Route 103  
Sunapee, NH

PROJECT DESCRIPTION:  
Relax and Company  
Offices

DRAWINGS PROVIDED BY:  
Relax and Company

DATE:  
1/04/24

SCALE:  
1"=20'

SHEET:  
S-1

## [EXTERNAL]re: 60 Route 103 Updated Site Plan

Jim Bruss <JimB@relaxandcompany.com>

Fri 1/5/2024 2:43 PM

To: Michael Marquise <Michael@town.sunapee.nh.us>; Allyson Traeger <allyson@town.sunapee.nh.us>

📎 2 attachments (2 MB)

1-4-24 - 60 Route 103 New Site Plan - Final for Jim.pdf; 60 & 46 Parking #'s - 010524.pdf;

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon: Attached please find our site plan revision for the above address. Our lot coverage has decreased by approximately 17% due to no addition on the existing building and the new shop building being located in area that was previously impervious.

We now will have 2 separate chambered systems for water infiltration vs 1 larger unit.

Parking is decreased mostly due to office load being decreased.

This ultimately will mean one less building being constructed at 46 Depot as well.

I have attached a new parking tabulation worksheet so you can see the estimated number of people this will result in on site. best, Jim



### Jim Bruss

Relationship Manager

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Direct Line: 603-526-8192  
Cell Phone: 603-344-1556



[www.relaxandcompany.com](http://www.relaxandcompany.com)



| 60 Route 103 & 46 Depot Road - Typical Day Parking Numbers          |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       | 1/2/23 |
|---|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| 60 Depot Road -Office   | 6:00 | 6:30 | 7:00 | 7:30 | 8:00 | 8:30 | 9:00 | 9:30 | 10:00 | 10:30 | 11:00 | 11:30 | 12:00 | 12:30 | 13:00 | 13:30 | 14:00 | 14:30 | 15:00 | 15:30 | 16:00 | 16:30 | 17:00 | 17:30 | 18:00 |        |
| Precon PM   |      |      |      |      |      |      |      |      | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |       |        |
| Estimator   |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       | 1     | 1     | 1     |       |       |        |
| Sr. PM  |      |      | 1    | 1    | 1    | 1    |      |      |       |       |       |       | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       | 1     | 1     | 1     | 1     |        |
| PM 1  |      |      | 1    | 1    | 1    | 1    |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     | 1     |        |
| PM 2  |      |      | 1    | 1    | 1    | 1    |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     | 1     |        |
| Const. Exec.  |      |      |      |      |      | 1    | 1    | 1    | 1     | 1     | 1     | 1     |       |       |       | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |        |
| Const. Admin  |      |      | 1    | 1    | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |       |        |
| Visitors  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Electrical Div Manager  |      |      | 1    | 1    | 1    | 1    |      |      |       |       | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       | 1     | 1     | 1     | 1     |        |
| Electrical Div Admin  |      |      |      |      |      |      | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |        |
| Master Electricians   |      |      | 2    | 2    | 2    | 2    | 2    | 2    | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     |       |       |       |       |       |        |
| Journeyman Electrician  |      |      | 2    | 2    | 2    | 2    | 2    | 2    | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     |       |       |       |       |       |        |
| Apprentice Electrician  |      |      | 2    | 2    | 2    | 2    | 2    | 2    | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     |       |       |       |       |       |        |
| Other Employee Visits   |      |      | 3    | 2    | 2    | 2    | 2    | 2    | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 3     | 2     | 1     |        |
| Total Cars Parked Office  |      | 0    | 0    | 14   | 13   | 14   | 15   | 12   | 12    | 13    | 13    | 14    | 14    | 13    | 13    | 14    | 14    | 14    | 13    | 13    | 11    | 9     | 10    | 8     | 5     | 0      |
|   |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| 46 Depot  | 6:00 | 6:30 | 7:00 | 7:30 | 8:00 | 8:30 | 9:00 | 9:30 | 10:00 | 10:30 | 11:00 | 11:30 | 12:00 | 12:30 | 13:00 | 13:30 | 14:00 | 14:30 | 15:00 | 15:30 | 16:00 | 16:30 | 17:00 | 17:30 | 18:00 |        |
| Landscape Foreman   |      |      | 1    | 1    |      |      |      |      |       |       |       |       |       |       |       |       |       | 1     | 1     |       |       |       |       |       |       |        |
| Landscape Crew Lead 1   |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |        |
| Landscape Crew 1  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Landscape Crew 1  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Landscape Crew Lead 2   |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |        |
| Landscape Crew 2  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Landscape Crew 2  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Landscape Crew Lead 3   |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |        |
| Landscape Crew3   |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Landscape Crew 3  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Landscape Crew Lead 4   |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |        |
| Landscape Crew 4  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Landscape Crew 4  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Handyman Crew   |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |        |
| Handyman Crew   |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |        |
| Handyman Crew   |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |        |
| Mow Crew 1 Lead   |      |      | 1    | 1    | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Mow Crew 1  |      |      | 1    | 1    | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Mow Crew 2 Lead   |      |      | 1    | 1    | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Mow Crew 2  |      |      | 1    | 1    | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Clean Lead 1  |      |      |      |      | 1    |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       | 1     |       |       |       |       |        |
| Clean Crew 1  |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Clean Lead 2  |      |      |      |      | 1    |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       | 1     |       |       |       |       |        |
| Clean Crew 2  |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Clean Lead 3  |      |      |      |      | 1    |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       | 1     |       |       |       |       |        |
| Clean Crew 3  |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Clean Lead 4  |      |      |      |      | 1    |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       | 1     |       |       |       |       |        |
| Clean Crew 4  |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Clean Lead 5  |      |      |      |      | 1    |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       | 1     |       |       |       |       |        |
| Clean Crew 5  |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Clean Lead 6  |      |      |      |      | 1    |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       | 1     |       |       |       |       |        |
| Clean Crew 6  |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Clean Lead 7  |      |      |      |      | 1    |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       | 1     |       |       |       |       |        |
| Clean Crew 7  |      |      |      |      | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |        |
| Com. Cleaner  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     | 1     |        |
| Com. Cleaner  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     | 1     |        |
| Com. Cleaner  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     | 1     |        |
| Com. Cleaner  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     | 1     |        |
| Com. Cleaner  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     | 1     |        |
| Com. Cleaner  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     | 1     |        |
| Com. Cleaner  |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     | 1     |        |
| Facilities Manager  |      |      |      |      |      |      |      |      |       |       | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |        |
| Livery Drivers  | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4     | 4     | 4     | 4     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 4     | 4     | 4     | 4     | 4     | 4     |        |
| Runner  |      |      | 2    | 2    |      |      |      |      |       |       |       |       |       |       |       |       | 2     | 2     |       |       |       |       |       |       |       |        |
| Shop Carpenter 1  |      | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |       |       |        |
| Shop Carpenter 2  |      | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |       |       |       |       |       |       |       |        |
| Tenant -Works @ Main Office   | 1    | 1    | 1    | 1    |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       | 1     | 1     | 1     |        |
| 46 Depot Totals   |      | 5    | 7    | 14   | 14   | 31   | 24   | 24   | 24    | 24    | 25    | 25    | 23    | 23    | 23    | 23    | 23    | 25    | 28    | 31    | 12    | 19    | 20    | 13    | 13    |        |
|   |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Total Both Properties   |      | 5    | 7    | 28   | 27   | 45   | 39   | 36   | 36    | 37    | 38    | 39    | 37    | 36    | 36    | 37    | 37    | 39    | 41    | 44    | 23    | 28    | 30    | 21    | 18    | 13     |
|   |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| 60 Rt. 103 Available Parking  | 16   |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Inside Spaces   | 12   |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| 46 Depot St. Available Parking                                      | 29   |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Inside Spaces   | 12   |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Total Spaces  | 69   |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
|   |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
| Anticipated Future Position included above - Not currently existing | 13   |      |      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |

PERMIT APPROVAL # TC-23-33

**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.<sup>i</sup>

**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.<sup>ii</sup>

1. Landowners Name: Richard + Joan Stanchfield 2. Parcel ID: \_\_\_\_\_  
2. Parcel Street Address: 6 Ridgewood Point Rd  
3. Mailing Address: P.O. Box 503 Newbury NH 03255  
4. Phone #: 860 305-4834 5. Email: acg\_cpa@yahoo.com  
5. Preferred method of contact (check all that apply): ☐ Phone ☒ Email ☐ US Post Mail  
6. Name of river/lake/pond abutting property: 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.<sup>iii</sup>*

**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.<sup>iv</sup>**

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.<sup>v</sup>

| Tree Type | Diameter | Condition |
|-----------|----------|-----------|
| 1. _____  | _____    | _____     |
| 2. _____  | _____    | _____     |
| 3. _____  | _____    | _____     |

| Tree Type | Diameter | Condition |
|-----------|----------|-----------|
| 4. _____  | _____    | _____     |
| 5. _____  | _____    | _____     |

*none*

(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 |
|-----------|----------|-----------|
| 1. _____  | _____    | _____     |
| 2. _____  | _____    | _____     |
| 3. _____  | _____    | _____     |

| Tree Type | Diameter | Condition |
|-----------|----------|-----------|
| 4. _____  | _____    | _____     |
| 5. _____  | _____    | _____     |

*see attached*

(Attach list of additional trees if needed)

### 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.<sup>vi</sup>

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 roost 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.<sup>vii</sup>

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.<sup>viii</sup>

\*\*\* SEE PAGE 3 FOR SIGNATURE \*\*\*

## 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](http://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.<sup>ix</sup>
- 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.<sup>x</sup>
- 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.<sup>xi</sup>
- 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.<sup>xii</sup>
- **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<sup>xiii</sup>:
  - *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)

Richard G. Stanfield  
\_\_\_\_\_  
Printed Name(s)

8/15/23  
\_\_\_\_\_  
Date

**THIS PAGE TO BE COMPLETED BY TOWN OF SUNAPEE:**

☐ Planning Board action required.

☐ Planning Board not required.

\_\_\_\_\_  
Signature of Zoning Administrator

\_\_\_\_\_  
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

Abutters

Larry B Default Trust  
210 Job Seamans Acres  
New London, 03257

RECEIVED  
SEP 20 2023  
TOWN OF  
SENAPEE

Shaun + Suzanne H Murphy  
25 McGinness Way  
Billerica, MA 01821

Garz Wight  
28488 Mission Blvd #124  
Hayward, CA 94544

Joan P Lirsch  
c/o Joan Messenger  
30 Ridgewood Road  
Senapee, NH 03782



2016 Observed Magnetic

Tax Map 120 Lot 10  
ARTHUR WRIGHT  
RD Box 34  
Eagle NH 03223  
SDR 177-237, 1991

Tax Map 113 Lot 28  
SHAWN and SUZANNE MURPHY  
25 McGinness Way  
Bellingham MA 01929  
SDR 1291-374, 2002

**RIDGEWOOD  
POINT ROAD**  
(Private-24' R.O.W.)

TAX MAP 113 LOT 35  
**0.697 ACRES**  
(30,395 Sq.Ft.)  
(ACREAGE LESS ROAD AREA = 0.636 ACRES)

Tax Map 113 Lot 36  
JOHN LUSCH  
30 Ridgewood Road  
Sunapee, NH 03275  
SDR 467-467, 1985

**SHORELAND AREA NOTES - EXISTING CONDITIONS**

1. TOTAL LOT AREA WITHIN 200' OF LAKE: 22,720 Sq. Ft.
2. TOTAL IMPERVIOUS SURFACES: 1740 Sq. Ft. (6.2%)  
G. Drive/Parking Area = 1550 Sq.Ft.  
H. Bathhouse = 190 Sq.Ft.
3. TOTAL AREA WITHIN 50'-150' BUFFER: 17,895 Sq.Ft.
4. UNALTERED AREA WITHIN 50'-150' BUFFER: 16,835 Sq.Ft. (88.5%)  
I = Structures which extend beyond limit of water

Tax Map 113 Lot 29  
RIDGEWOOD POINT LLC  
24 Brady Lane  
Nelson NH 03251  
SDR 1735-27, 2009

Tax Map 113 Lot 30  
JOHN and MAUREEN SHIELDS  
69 Howe Lane  
Nelson NH 03254  
SDR 1803-444, 2011

Tax Map 113 Lot 31  
JOHN HALLISSE  
44 Pine Mountain Road  
Bedford, CT 06030  
SDR 785-76, 1985

Tax Map 113 Lot 32  
JAMES GORHAM TRUST  
760 Lake Avenue  
Greenwich CT 06030  
SDR 1884-491, 2016

Tax Map 113 Lot 33  
ROBERT and SHARON KESSEY  
507 Main Street  
Concord, CT 06033  
SDR 1332-22, 2003

Tax Map 113 Lot 34  
LARRY DUFFLEY TRUST  
PO Box 801  
New London, NH 03257  
SDR 1771-454, 2003

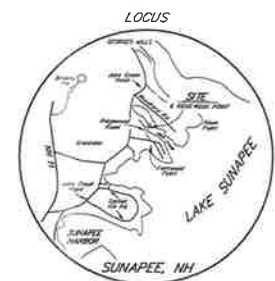
**TREES WITHIN 50' WOODLAND BUFFER**

|                      |   |
|----------------------|---|
| A1 - 10' Red Spruce  | D |
| A2 - 10' Red Spruce  | D |
| A3 - 10' Red Spruce  | D |
| A4 - 10' Red Spruce  | D |
| A5 - 10' Red Spruce  | D |
| A6 - 10' Red Spruce  | D |
| A7 - 10' Red Spruce  | D |
| A8 - 10' Red Spruce  | D |
| A9 - 10' Red Spruce  | D |
| A10 - 10' Red Spruce | D |
| A11 - 10' Red Spruce | D |
| A12 - 10' Red Spruce | D |
| A13 - 10' Red Spruce | D |
| A14 - 10' Red Spruce | D |
| A15 - 10' Red Spruce | D |
| A16 - 10' Red Spruce | D |
| A17 - 10' Red Spruce | D |
| A18 - 10' Red Spruce | D |
| A19 - 10' Red Spruce | D |
| A20 - 10' Red Spruce | D |



**REVISIONS**

- KEY**
- Stone Retaining Wall
  - Building Setback Per Zoning
  - Lake Setback Per Shoreland Protection
  - 1" Iron Pipe (Round) - as noted
  - 3/4" Iron Pipe (as noted)
  - Drain Jet
  - Utility Pole/Overhead Lines
  - Edge Road/Driveway
  - Curbs
  - Edge of Lawn
  - Boundary
  - Hardwood/Softwood Tree
  - Edge Prescriptive ROW



**REFERENCE PLANS**

1. SDR PL04, PL01, F.01, No.45 - "Boundary Line Agreement Survey Between Lots 6 and 7," by Diemonds Associates, March 21, 1991.
2. SDR PL01, PL01, F.02, No.7 - "Lots in Ridgewood Point," by Herman Chas. dated July 1981.
3. SDR PL01, PL01, F.01, No.7 - "Lots in Ridgewood," by Herman Chas. revised June 18, 1981.

**NOTES**

1. Deed References:  
A. SDR Book 3033 Page 728, Robert G. Griffin Trust to Joan and Richard Stanchfield, March 24, 2018.  
B. SDR Book 937 Page 257, Agreement Between New London Trust and Joan Messinger, March 22, 1991.
2. The purpose of this plan is to show the boundaries, improvements, topography and all other features relating to the NH Shoreland Protection Act for the property described in the reference cited sheet above.
3. This plan is the result of a Nikon total station survey, May 4, 2018, having a control traverse relative error of closure greater than 1:15,000.
4. All elevations are referenced approximately to USGS datum based on the existing surface located on May 4, 2018, referenced to lake levels from the USGS gage (elevation 1084.45'). The reference line is shown at a surveyed elevation of 1084.15'.
5. This property is located in the Rural-Residential Zoning District, subject to the provisions of the Shoreland Overlay District; the required building setbacks are 50' from the reference line, 50' from the road centerline, and 15' from the side lines.
6. No underground utilities were located as a part of this survey.
7. This site was referred to by Joan Messinger, certified wetlands delineator on April 18, 2018 and it was determined that the low areas on the property are not jurisdictional wetlands. She letter from his office dated April 30, 2018.
8. Ridgewood Road encroaches approximately 8' over the deadened edge of the ROW, and a 5' prescriptive easement is shown from the edge of the gravel roadbed. This is a Class 5 Town Road maintained by the Town of Sunapee.
9. This property is subject to all rights of access and utilities along Ridgewood Road on Ridgewood Point Road, as set forth in the Reference Deed cited above.

**PLAN OF STANDARD PROPERTY SURVEY  
AND SHORELAND SITE PLAN**

TAX MAP 113 LOT 35 - 6 RIDGEWOOD POINT ROAD

PROPERTY OF  
**RICHARD C. and JOAN M. STANCHFIELD**

LOCATED IN  
**SUNAPEE, N.H.**

SCALE = 1" = 20'

**AUGUST 21, 2018**

**PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC**  
CLAYTON E. PLATT, LIC. SURVEYOR NO. 633  
419 Pine Hill Road Croydon, NH 03773 (603) 853-0881



**TOWN OF SUNAPEE**  
**Planning & Zoning Department**

23 Edgemont Road  
Sunapee, New Hampshire 03782  
Phone: (603) 763-2212 Fax: (603) 763-4925  
E-mail: [craigh@town.sunapee.nh.us](mailto:craigh@town.sunapee.nh.us)

**COPY**

Joan M & Richard C Stanchfield  
PO Box 503  
Newbury NH 03255

July 19, 2023

RE: Zoning Compliance Violation at 6 Ridgewood Point Road Sunapee, New Hampshire 03782

Dear Mr & Mrs Stanchfield:

It has been brought to our attention that several trees were removed from your property on Ridgewood Point Road. The Town of Sunapee zoning ordinance section 4.33(8)(b)(1) requires that a cutting and clearing plan be approved by the Planning and Zoning Department to remove up to 5 trees in a one-year period or 10 trees in a 5-year period within the 150' Natural Woodland Buffer. The removal of over five trees in a calendar year would require approval from the Planning Board. If you have this permit, please submit a copy to the Email address above or in person to the Town Hall.

Please complete the enclosed Tree Cutting Request Form as well as an After-The-Fact Zoning Compliance Application. A copy of the enclosed permit applications can be found on the Town of Sunapee website [www.town.sunapee.nh.us](http://www.town.sunapee.nh.us) under the Zoning Department webpage, listed under the Planning and Zoning Forms.

Please Submit all necessary permit applications to the Sunapee Planning and Zoning Department within 15 days of receipt of this letter with the required fees for each permit.

Please do not hesitate to contact me if you have any questions.

Thank you,

Craig Heino  
Town of Sunapee  
Code Compliance Officer



6 Ridgewood Port Rd

0113-0035





6 Ridgewood Point Rd.

0113-0035





6 Ridgewood Point Rd

0113-0035





6 Ridgewood Point Rd

0113-6035





2016 Observed Magnetic

Tax Map 120 Lot 10  
ARTHUR BROWN  
PO Box 34  
Greenville, NH 03033  
SORD 377-270, 19-6

Garage  
House site

RIDGEWOOD POINT ROAD  
(Private-24' R.O.W.)

TAX MAP 113 LOT 35  
0.697 ACRES  
(30,395 Sq.Ft.)  
(ACREAGE LESS ROAD AREA = 0.6386 ACRES)

**SHORELAND AREA NOTES - EXISTING CONDITIONS**

1. 2024 LOT AND WITHIN 250' OF LAKE: 32,395 Sq. Ft.
2. 2024 SHORELAND SURFACE: 1740 Sq. Ft. (0.04 AC)
3. 2024 AREA WITHIN 50'-100' BUFFER: 12,815 Sq.Ft.
4. UNDEVELOPED AREA WITHIN 50'-100' BUFFER: 10,830 Sq.Ft. (0.25 AC)
5. EXISTING AREA UNDER ROAD RIGHT OF WAY

Tax Map 113 Lot 29  
RIDGEWOOD POINT LLC  
24 Brody Lane  
Hudson, NH 03051  
SORD 1739-221, 2009

Tax Map 113 Lot 32  
JOHN and MAUREEN S. GLDZ  
48 Howe Lane  
Hills, NH 03040  
SORD 1803-441, 2011

Tax Map 113 Lot 31  
ANN VALLEE  
44 Pine & Sun Ray Road  
West River, CT 06895  
SORD 761-76, 1985

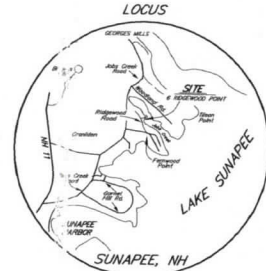
Tax Map 113 Lot 32  
JANIS OSTRANDER TRUST  
789 Lake Avenue  
Yverdon, CT 06030  
SORD 1894-491, 2016

Tax Map 113 Lot 33  
ROBERT and SHANNON AREGER  
3617 Main Street  
Dorchester, CT 06033  
SORD 1532-22, 2009

Tax Map 113 Lot 34  
LARRY SEPALA TRUST  
PO Box 851  
New London, NH 03255  
SORD 1777-503, 2010

Tax Map 113 Lot 36  
JOAN LERSON  
30 Ridgewood Road  
Sunapee, NH 03080  
SORD 451-481, 1985

- KEY**
- Stone Retaining Wall
  - Building Setback Per Zoning
  - Lake Setback Per Shoreland Protection
  - 1" Iron Pipe (Found) - or as noted
  - 1/4" Iron Pipe (Found) - or as noted
  - Drain Inlet
  - Utility Pole/Overhead Lines
  - Slope Road/Drive
  - Divert
  - Slope of Lawn
  - Roadway
  - Arroyo/Drainage Trench
  - Slope Prescriptive ROW



**REFERENCE PLANS**

1. SOR PLO, PL 01, F.O.I. No. 46 - "Boundary Line Agreement Survey Between Lots 6 and 7," by Gibbons & Assoc., March 21, 1981.
2. SOR PLO, PL 01, F.O.I. No. 7 - "Lots in Ridgewood Point," by Herman Chase, dated July 1951.
3. SOR PLO, PL 01, F.O.I. No. 7 - "Lots in Ridgewood," by Herman Chase, revised June 18, 1951.

**NOTES**

1. Owner References:  
A. SOR Book 333 Page 722: Robert G. Griffin Trust to Joan and Richard Stanchfield, March 3, 2016.  
B. SOR Book 337 Page 257: Agreement Between New London Trust and Joan Messenger, May 22, 1981.
2. The purpose of this plan is to show the boundaries, improvements, topography and all site features relating to the NH Shoreland Protection Act for the property described in the reference cited above.
3. This plan is the result of a 1/4" = 100' aerial survey, May 4, 2016, having a control traverse; a false error of closure greater than 1:15,000.
4. All elevations are referenced approximately to USGS datum based on the existing waterline located on May 4, 2016, referenced to lake level from the 2024 waterline (elevation 1094.45). The reference line is shown as a surveyed 6" x 12" x 1094.15'.
5. This property is located in the 1st-Residential Zoning District, subject to the provisions of the Shoreland Overlay District; the required building setbacks are 50' from the reference line, 50' from the road centerline, and 125' from the lake shore.
6. No underground utilities were located as a part of this survey.
7. This site was reviewed by Jon Sloan, certified wetlands scientist on April 16, 2016 and it was determined that the low areas on the property are not jurisdictional wetlands. See letter from his office dated April 30, 2016.
8. Ridge road front approaches approximately 8' over the divided edge of the ROW, and a 5' private drive easement is shown from the edge of the gravel roadbed. This is a Class 5' Road maintained by the Town of Sunapee.
9. This property is subject to all rights of access and utilities along Ridgewood Road as Ridgewood Point Road, as set forth in the Reference Cited above.

**TREES WITHIN 50' WOODLAND BUFFER**

- |                    |                |
|--------------------|----------------|
| AS - 1" Red Spruce | CS - 1" Spruce |
| AD - 1" Red Spruce | CD - 1" Spruce |
| AE - 1" Red Spruce | CE - 1" Spruce |
| AF - 1" Red Spruce | CF - 1" Spruce |
| AG - 1" Red Spruce | CG - 1" Spruce |
| AH - 1" Red Spruce | CH - 1" Spruce |
| AI - 1" Red Spruce | CI - 1" Spruce |

**PLAN OF STANDARD PROPERTY SURVEY AND SHORELAND SITE PLAN**

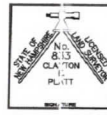
TAX MAP 113 LOT 35 - 6 RIDGEWOOD POINT ROAD

PROPERTY OF  
**RICHARD C. and JOAN M. STANCHFIELD**  
LOCATED IN  
**SUNAPEE, N.H.**

SCALE = 1" = 20'

AUGUST 21, 2018

PERVOYAL HILL LAND SURVEYING & FORESTRY LLC  
CLAYTON E. PLATT, L.C. SURVEYOR NO. 813  
418 Pine Hill Road Croydon, NH 03773 (603) 813-0981



**REVISIONS**

2016 Observed Magnetic

Tax Map 130 Lot 10  
ARTHUR BROWN  
PO Box 34  
Cohasset, ME 04301  
SORD 377-231, 1998

Tax Map 113 Lot 28  
SHAWN and SUZANNE MURPHY  
23 McSherry Way  
Billerica, MA 01821  
SORD 1291-374, 2002

**RIDGEWOOD POINT ROAD**  
(Private-24' R.O.W.)

Tax Map 113 Lot 29  
RIDGEWOOD POINT LLC  
24 Birch Lane  
Hudson, NY 03201  
SORD 1738-224, 2009

Tax Map 113 Lot 30  
JOHN and MAUREEN SHELDES  
68 Howe Lane  
Hudson, NY 03201  
SORD 1803-441, 2011

Tax Map 113 Lot 31  
ANN HALLER  
44 Pine Mountain Road  
West Redding, CT 06896  
SORD 788-76, 1985

Tax Map 113 Lot 32  
JAMES OSTRANDER TRUST  
788 Lake Avenue  
Greenwich, CT 06830  
SORD 1894-491, 2016

Tax Map 113 Lot 33  
ROBERT and SHANNON KREIDER  
2607 Main Street  
Glastonbury, CT 06033  
SORD 1532-22, 2002

Tax Map 113 Lot 34  
LARRY DUFFELL TRUST  
PO Box 801  
New London, NY 03257  
SORD 1777-513, 2010

Tax Map 113 Lot 36  
JOAN LEBSON  
30 Ridgewood Road  
Sunapee, NH 03762  
SORD 457-467, 1985

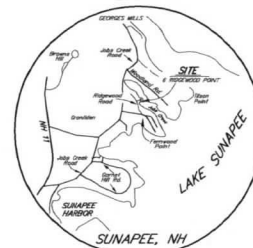
**TAX MAP 113 LOT 35**  
**0.697 ACRES**  
(30,395 Sq.Ft.)  
(ACREAGE LESS ROAD AREA = 0.636 ACRES)

**SHORELAND AREA NOTES - EXISTING CONDITIONS**

1. TOTAL LOT AREA WITHIN 250' OF LAKE: 27,730 Sq. Ft.
  2. TOTAL IMPERVIOUS SURFACE: 1940 Sq. Ft. (6.2%)  
a. Drive/Parking Area = 1550 Sq.Ft.  
b. Boat House = 790 Sq.Ft.
  3. TOTAL AREA WITHIN 50'-150' BUFFER: 17,815 Sq.Ft.
  4. UNALTERED AREA WITHIN 50'-150' BUFFER: 16,835 Sq.Ft. (94.5%)
- 1" = EQUIVALENT VERTICAL ROAD FRONT OF WATER

- KEY**
- Stone Retaining Wall
  - Building Setback Per Zoning
  - Lake Setback Per Shoreland Protection
  - 1" Iron Pipe (Round) - var as noted
  - 3/4" Iron Rod (Flat) - 2018
  - Drain Inlet
  - UTILITY Pole/Overhead Lines
  - Edge Road/Drive
  - Quarry
  - Edge of Lawn
  - Transect
  - Hardwood/Softwood Tree
  - Edge Prescriptive ROW

**LOCUS**



**REFERENCE PLANS**

1. SCD P104, Pl.01, F.01, No.46 - "Boundary Line Agreement Survey Between Lots 6 and 7," by Dbernardo Assoc., March 21, 1991.
2. SCD P101, Pl.01, F.02, No.7 - "Lots on Ridgewood Point," by Herman Chase, dated July 1951.
3. SCD P101, Pl.03, F.01, No.7 - "Lots on Ridgewood," by Herman Chase, revised June 18, 1951.

**NOTES**

1. Deed References:  
A. SCD Book 2033 Page 722, Robert C. Duffell Trust to Joan and Richard Stanchfield, March 26, 2016.  
B. SCD Book 837 Page 252, Agreement Between New London Trust and Joan Messenger, March 25, 1991.
2. The purpose of this plan is to show the boundaries, improvements, topography and of site features relating to the NH Shoreland Protection Act for the property described in the reference deed cited above.
3. This plan is the result of a Nikon total station survey, May 4, 2016, having a control traverse relative error of closure greater than 1:15,000.
4. All elevations are referenced approximately to USGS datum based on the existing waterline located on May 4, 2016, referenced to lake levels from the USGS waterline (elevation 1084.65'). The reference line is shown at a surveyed elevation of 1084.15'.
5. This property is located in the Rural-Residential Zoning District, subject to the provisions of the Shoreland Overlay District; the required building setbacks are 50' from the reference line, 50' from the road centerline, and 15' from the side lines.
6. No underground utilities were located as a part of this survey.
7. This site was reviewed by Jan Stanch, certified wetlands scientist on April 16, 2018 and it was determined that the low areas on the property are not jurisdictional wetlands. See letter from his office dated April 30, 2018.
8. Ridgewood Road encroaches approximately 6' over the dashed edge of the ROW, and a 5' prescriptive easement is shown from the edge of the gravel roadbed. This is a Class 5 Town Road maintained by the Town of Sunapee.
9. This property is subject to all rights of access and utilities along Ridgewood Road on Ridgewood Point Road, as set forth in the Reference Deed cited above.

**TREES WITHIN 50' WOODLAND BUFFER**

- |                    |                  |
|--------------------|------------------|
| A1 - 18" Red Maple | C1 - 12" Hemlock |
| A2 - 18" Red Maple | C2 - 12" Hemlock |
| A3 - 12" Red Maple | C3 - 12" Hemlock |
| A4 - 12" Red Maple | C4 - 12" Hemlock |
| A5 - 12" Red Maple | C5 - 12" Hemlock |
| A6 - 12" Red Maple | C6 - 12" Hemlock |
| A7 - 12" Red Maple | C7 - 12" Hemlock |
- B1 - 12" Red Maple

**PLAN OF STANDARD PROPERTY SURVEY  
AND SHORELAND SITE PLAN**

**TAX MAP 113 LOT 35 - 6 RIDGEWOOD POINT ROAD**

PROPERTY OF  
**RICHARD C. and JOAN M. STANCHFIELD**  
LOCATED IN  
**SUNAPEE, N.H.**

SCALE =   
1" = 20'

**AUGUST 21, 2018**

**PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC**  
CLAYTON E. PLATT LLC, SURVEYOR NO. 831  
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981



**REVISIONS**