

**TOWN OF SUNAPEE
PLANNING BOARD AGENDA
FOR THURSDAY NOVEMBER 12, 2020
7:00PM at the TOWN MEETING ROOM
23 EDMONT ROAD**

- *Citizen Input: In accordance with the Governor's Emergency Order #12, citizens access to the meeting at Town Office is limited for meetings. The meeting will be streamed live on the internet via the Town's website at https://townhallstreams.com/towns/sunapee_nh. If citizens have input for the Board/Committee please submit to Michael Marquise, Town Planner at michael@town.sunapee.nh.us no later than 3:30 pm on the day of the meeting. Citizens may also call into the meeting via the zoom number. To be on the agenda via zoom, contact the Town Office for log in information.*

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

Parcel ID:0145-0022-0000

Parcel ID:0145-0020-0000

Parcel ID:0145-0021-0000

Subdivision/Lot Line Adjustment
Creation of (2) new lots on Caldwell Lane and the annexation of (2) parcels to be added to the Nolen and Graham properties on Edgemont Road.
37 Caldwell Lane
William & Ellen Nolen
J. Douglas & Elizabeth Graham
Donald Trenholm/Teresa Currier

Parcel ID:0103-0026-0000

Parcel ID:0103-0025-0000

Lot Merger
Stuart & Barbara Greer Trust

Parcel ID:0127-0004-0000

Parcel ID:0133-0030-0022

Lot Merger
Robert & Julie Funkhouser

Revisions to Agenda

3. Consultations
4. Other Business-Royce Enterprises Statement of Property Usage
5. Review of Minutes
6. Signing of Mylar's

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

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

TOWN OF SUNAPEE
APPLICATION FOR SUBDIVISION/LOTLINE ADJUSTMENT REVIEW
(PDF OF SUBDIVISION PLAN MUST BE INCLUDED WITH APPLICATION)

1. Landowner(s) Name(s) DONALD TREMULM
TERESA CURRIER 2. Project Location
Address PO Box 732 Number 37
(Mailing) NEWPORT NH 03773 Street CALDWELL LN
Phone _____ Parcel ID 145-22
3. Zoning District RR * SEE ATTACHED FOR ADD'L
4. Name of Surveyor CLAYTON PLATT INFO
5. Number of lots proposed or description of project: 2 NEW LOTS
(2 ANNEXATIONS)

6. Subdivision Name: _____

7. 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 initial review may still be required at the time of review by the Planning Board.

[Signature]
Signature(s) of Landowner(s)

For Owners

10/8/2020
Date

Do not write below this line

Date of Application OCT 9, 2020

Consultation _____

Preliminary _____

Final Plat Nov. 12, 2020

Fee Paid \$ 300
\$ 300 - (NEED \$300)
ADAM

#CK 1031
Method of Payment CK 1234

Date of Public Hearing Nov. 12, 2020

SUMMARY FOR PROPOSED SUBDIVISION AND ANNEXATION

Tax Map 145 Lot 22 – 37 Caldwell Lane
Donald Trenholm and Teresa Currier

Tax Map 145 Lot 20– 430 Edgemont Road
Nolen Family Revocable Trust
William and Ellen Nolen Trustees

Tax Map 145 Lot 21– 406 Edgemont Road
Graham Family Revocable Trust
J.Douglas and Elizabeth Graham Trustees

October 8, 2020

EXISTING PARCELS:

Tax Map 145 Lot 22 (Trenholm):	18.8 Acres
Tax Map 145 Lot 20 (Nolen)	1.63 Acres
Tax Map 145 Lot 21 (Graham)	1.50 Acres

PROPOSED PARCELS:

Tax Map 145 Lot 22 (Trenholm):	5.03 Acres
Lot 22-1:	5.39 Acres
Lot 22-2:	5.25 Acres
Tax Map 145 Lot 20 (Nolen)	3.20 Acres
Tax Map 145 Lot 21 (Graham)	3.20 Acres

ZONING DISTRICT: Rural Residential

OVERVIEW:

This proposal is for the creation of two new lots on Caldwell Lane and the annexation of two parcels to be added to the Nolen and Graham properties on Edgemont Road. The two lots on Edgemont Road will approximately double in size from 1.5 acres to 3+ acres. The three resulting lots on Caldwell Lane are all over 5 acres. There are no steep slopes on the property and only a small area of wetlands along the southerly property (associated with the brook running westerly along the wall and property line. The soils on these lots are primarily Monadnock – a well drained stony loam with moderate 8-15% slopes. Given the size of that lots and lack of any limiting factors we are requesting a waiver for the topography and soils requirements.

CERTIFICATE OF APPOINTMENT

We the undersigned, Donald F. Trenholm and Teresa M. Currier, owners of a certain property at 37 Caldwell Ln, Sunapee NH shown as Tax Map 145 Lot 22 on the assessor's maps of the Town, hereby appoint and authorize Clayton Platt of Pennyroyal Hill Land Surveying and Forestry LLC, to represent us before the Sunapee Planning Board and act on our behalf with regards to the proposed Subdivision and Annexation of our property. This authority will end when the Sunapee Planning Board makes a final decision on the application for the subdivision and annexation.


Donald F Trenholm

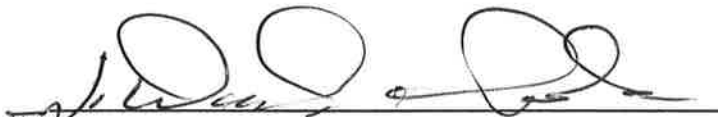
10-7-20
Date


Teresa M Currier

10-7-20
Date

CERTIFICATE OF APPOINTMENT

We the undersigned, ^JDouglas J. and Elizabeth M. Graham, Trustees of the ^{JDG}
Graham Family Revocable Trust, owners of a certain property at 406 Edgemont Rd,
Sunapee NH shown as Tax Map 145 Lot 21 on the assessor's maps of the Town, hereby
appoint and authorize Clayton Platt of Pennyroyal Hill Land Surveying and Forestry LLC,
to represent us before the Sunapee Planning Board and act on our behalf with regards to
the proposed Annexation of a property to our property. This authority will end when the
Sunapee Planning Board makes a final decision on the application for the annexation.


Douglas J. Graham


10/07/2020
Date


Elizabeth M. Graham

10/07/2020
Date

CERTIFICATE OF APPOINTMENT

We the undersigned, William and Ellen Nolen, Trustees of the Nolen Family Trust, owners of a certain property at 430 Edgemont Rd, Sunapee NH shown as Tax Map 145 Lot 20 on the assessor's maps of the Town, hereby appoint and authorize Clayton Platt of Pennyroyal Hill Land Surveying and Forestry LLC, to represent us before the Sunapee Planning Board and act on our behalf with regards to the proposed Annexation of a property to our property. This authority will end when the Sunapee Planning Board makes a final decision on the application for the lot annexation.


William Nolen

10-7-2020
Date

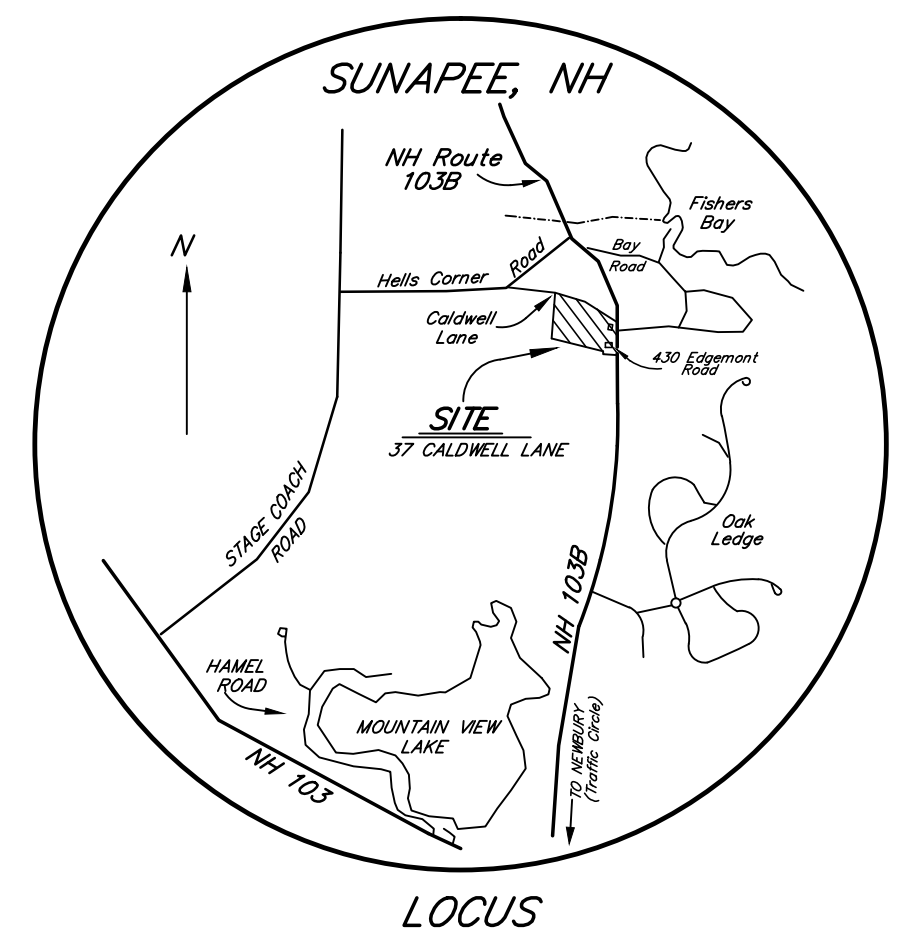

Ellen Nolen

10/7/2020
Date

2001 OBSERVED
MAGNETIC

KEY

- Barbed Wire Fence
- Stonewall
- 1" Iron Pipe (found) - or as noted
- Stone Bound (found) or as noted
- Iron Rod in Drillhole (set)
- 3/4" Iron Rod (set-2020) or as noted
- Edge Road/ Drive
- Woods Road/Trail
- Culvert
- Utility Pole w/ Overhead Lines
- Setback Per Zoning



NOTES

- Deed references:
 - A. TM 145-22: SCR Book 1783 Page 655, Est. of Sheila Trenholm to Donald Trenholm an dTeresa Currier, October 12, 2010.
 - B. TM 145-20: SCR Book 1847 Page 125, William and Ellen Nolen to the Nolen Family Revocable Trust, July 16, 2012.
 - C. TM 145-21: SCR Book 1741 Page 494, James and Elizabeth Graham to the Graham Family Trust, August 11, 2009.
- This plan is the result of a Nikon DTM 522 total station survey, June, 2001, having a closed traverse relative error of closure greater than 1:10,000, a GPS survey with GMAX35 receivers and total station survey referenced to the 2001 traverse, October 2020.
- The purpose of the following:
 - A. Subdivision of Lots 22-1 and 22-3 from Tax Map 145 Lot 22 (Trenholm/Currier).
 - B. The annexation of Parcel B, 1.47 Acres, from TM 145-22 (Trenholm) to TM 145-20 (Nolen).
 - C. The annexation of Parcel A, 1.70 Acres, from TM 145-22 (Trenholm) to TM 145-21 (Graham).
- This property is located in the Rural Residential Zoning District; the required building setbacks are 50' from roads and 25' from side and rear lines.
- The property conveyed as a result of this annexation shall not be deemed a separate lot of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantee so that the same shall hereafter be one combined single lot of record.

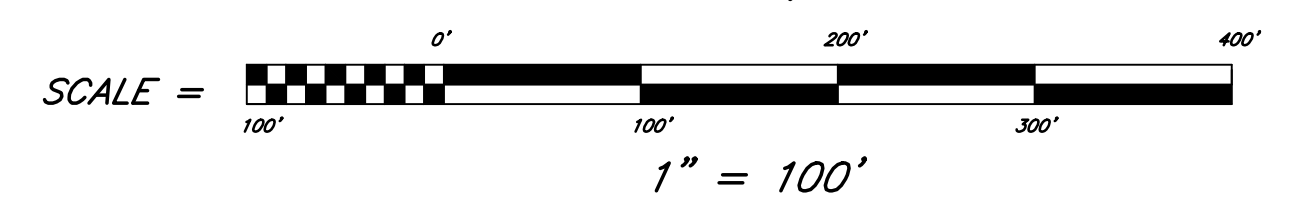
PLAN OF MINOR SUBDIVISION
AND ANNEXATION FOR LOT LINE ADJUSTMENT

TAX MAP 145 LOT 22 - 37 CALDWELL LANE, PROPERTY OF
DONALD F. TREHOLM and TERESA M. CURRIER
PO BOX 732, NEWPORT NH 03773

TAX MAP 145 LOT 21 - 406 EDMONT ROAD, PROPERTY OF THE
GRAHAM FAMILY REVOCABLE TRUST OF 2008
406 EDMONT ROAD, SUNAPEE NH 03782

TAX MAP 145 LOT 20 - 430 EDMONT ROAD, PROPERTY OF THE
NOLEN FAMILY REVOCABLE TRUST
PO BOX 382, SUNAPEE NH 03782

LOCATED IN
SUNAPEE, N.H.



OCTOBER 7, 2020

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

REFERENCE PLANS

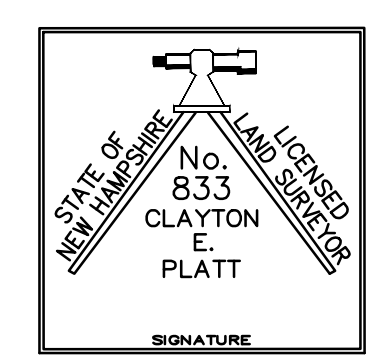
- SCR Pf.04, Pk.03, Fl.05, No.14 - "Subdivision Plan...Joseph Orlando...", by Stephen Patrick, January 9, 1995.
- SCR Pf.04, Pk.04, Fl.03, No.09 - "Subdivision For Annexation, Nolen Land...", by Clifford Richer, February, 1996.
- SCR Pf.02, Pk.03, Fl.04, No.37 - "Subdivision Plan, Property of Frank Krajcik et al...", by Jeffrey Evans, July 15, 1978.
- SCR Plan No.5245 - "Plan of Major Subdivision and Annexation...Lynne M. Bell...", by this office, revised December 12, 2018.

The Subdivision Regulations of the Town of Sunapee are a part of this plan and approval of this plan 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 _____

(CHAIR) _____



REVISIONS

**NOTICE OF MERGER OF LOTS
PURSUANT TO NEW HAMPSHIRE RSA 674:39-A
TOWN OF SUNAPEE, NEW HAMPSHIRE**

OWNER OF LOTS:

*Stuart T. Greer Trust, dated 7/1/00 As Amended
Barbara T. Greer Trust, dated 7/1/00 As Amended*

Description of Lots:

Lot 1:

Town of Sunapee Tax

Parcel ID:

0103/0026/0000

Deed to owner recorded at Sullivan County Registry of Deeds:

Book #:

1882

Page #:

668

Location/Street Address:

Oak Ridge Road

Lot 2

Town of Sunapee Parcel ID:

0103/0025/0000

Deed to owner recorded at Sullivan County Registry of Deeds:

Book #:

1975

Page #:

147

Location/Street Address:

Oak Ridge Road

1A

1. After reviewing the Owner's application to merge the Lots described above, the Lots will not violate any existing municipal land use ordinance regulation.
2. The Owner of the Lots described above agrees that, for the purposes of municipal regulation and taxation, the Lots shall be deemed to be merged into one lot. Neither one of the Lots may be separately transferred in the future without subdivision approval and compliance with all applicable municipal ordinances and regulations.
3. The original of this Notice shall be recorded at the Sullivan County Registry of Deeds, and a copy shall be sent to the Town of Sunapee Board of Selectmen.

Executed as of the day and year noted above.

TOWN OF SUNAPEE PLANNING BOARD

Signature: _____

Printed Name: _____
(Chairman)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by _____, the

Chairman of the Town of Sunapee Planning Board on behalf of such Board.

Justice of the Peace/Notary Public
My Commission Expires: _____

COUNTY OF SULLIVAN

Signature:

Stuart T. Greer
(Landowner)

Printed Name:

Stuart T. Greer
(Landowner)

Signature:

Barbara T. Greer
(Landowner)

Printed Name:

Barbara T. Greer
(Landowner)

STATE OF
COUNTY OF

New Hampshire
Sullivan

The foregoing instrument was acknowledged before me, this 23 day of

October, 2020 by Stuart & Barbara Greer



Gayle L. Fleming
(Landowner)
~~Justice of the Peace/Notary Public~~
My Commission Expires: May 4 2021

STATE OF
COUNTY OF

New Hampshire
Sullivan

The foregoing instrument was acknowledged before me, this 23 day of

October, 2020 by Stuart & Barbara Greer



Gayle L. Fleming
(Landowner)
~~Justice of the Peace/Notary Public~~
My Commission Expires: May 4 2021

Julie B. Funkhouser
PO Box 339
Sunapee, NH 03782

October 27, 2020

The Planning and Zoning Office
23 Edgemont Road
Sunapee, NH 03782

RE: Parcel ID 0127-0036-0004 and 0133-0030-0022

Dear Board Members,

We are herewith submitting documents for the Notice of Merger of Lots on the above referenced Parcels.

While we understand there is an Ordinance that prohibits attaching waterfront access to any Real Estate, we are hoping you will give our request special consideration. We own Unit 35 in the Indian Cave/Overlook Condominium Association. We are one of 58 units. Each one of 57 units owns a boat slip in the Indian Cave Docks on Garnet Street. Our unit owns a boat slip in Sunapee Harbor West on Garnet Street. 57 boat slips in Indian Cave are "attached" to their corresponding condo units and I believe each of those units receives one tax bill that includes the value of their assigned boat slip. So, if all the other units in our Condominium Association can have a boat slip "attached" to their Real Estate, I thought, perhaps to be consistent, the Planning and Zoning Board could approve of having our boat slip "attached" to our Real Estate. As you can see from the documents submitted, the boat slip is already incorporated in our Property Deed and we have no intention of selling the slip separate from the Condo. I think approval of this merger would, also, be a tremendous help to the Assessor's office as every time they do a reassessment, I have to call to remind them that our boat slip should not be included with the value of our Condominium.

Thank you for your consideration in this matter and we look forward to hearing of your decision.

Sincerely,



Julie B Funkhouser

**NOTICE OF MERGER OF LOTS
PURSUANT TO NEW HAMPSHIRE RSA 674:39-A
TOWN OF SUNAPEE, NEW HAMPSHIRE**

OWNER OF LOTS:

ROBERT J. FUNKHOUSER
JULIE BRETSCHEGER

Description of Lots:

Lot 1:

Town of Sunapee Tax

Parcel ID: 0127-0036-0004

Deed to owner recorded at Sullivan County Registry of Deeds:

Book #: 1467

Page #: 031

Location/Street Address: 35 OVERLOOK AT INDIAN CAVE

Lot 2

Town of Sunapee Parcel ID: 0133-0030-0022

Deed to owner recorded at Sullivan County Registry of Deeds:

Book #: 1467

Page #: 031

Location/Street Address: SUNAPEE HARBOR WEST

COUNTY OF SULLIVAN

Signature: [Signature]
(Landowner)

Printed Name: ROBERT J. FUNKHOUSER
(Landowner)

Signature: [Signature]
(Landowner)

Printed Name: JULIE BRETSCHGER FUNKHOUSER
(Landowner)

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, this 27th day of
October, 2020 by Robert J. Funkhouser

(Landowner)

[Signature]
Justice of the Peace/Notary Public
My Commission Expires: Dec. 19, 2023

MICHAEL P WOODBURY
Notary Public - New Hampshire
My Commission Expires Dec 19, 2023

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, this 27th day of
October, 2020 by Julie Bretschger Funkhouser

(Landowner)

[Signature]
Justice of the Peace/Notary Public
My Commission Expires: Dec. 19, 2023

MICHAEL P WOODBURY
Notary Public - New Hampshire
My Commission Expires Dec 19, 2023

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): Royce Enterprises, LLC
2. Address (Mail): Po Box 50; Sunapee, NH 03782
3. Phone: 603-477-9366 Email: RoyceEnterprises@comcast.net
4. Property Location: 5 Garnet Street; Sunapee, NH 03782
5. Parcel ID: 133-0026

6. Current Use of Property:

- a. Describe in detail the current use of Property: Retail + offices per site plan approval February 2020.
- b. Number of Employees: _____
- c. Square feet of Commercial Space: Retail _____ Office _____ Other _____
- d. Hours of Operation: _____

7. Proposed Use of Property:

- a. Describe in detail the proposed use of Property: Install roof deck for private building and business owner use.
No public access, no change in property use
- b. Number of Employees: _____
- c. Square feet of Commercial Space: Retail _____ Office _____ Other _____
- d. Hours of Operation: _____

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.

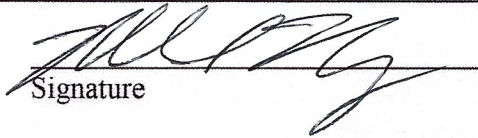
Signature of Landowners: April Royce

THIS PAGE FOR TOWN-USE ONLY

Town Planner's Comments

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

Planner's Comments: SINCE THIS HAS AN EXISTING SITE PLAN
APPROVAL, NEED TO SEEK PLANNING BOARD OPINION ON
AMENDMENT


Signature

11-5-20
Date

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