

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD- MASTER PLAN**

3 **September 16, 2021**

4 Chairman White called the meeting to order at 7:08 pm.

5 **MEMBERS PRESENT IN THE MEETING ROOM:** Peter White, Chair; Michael Jewczyn, Vice-Chair; Jeff
6 Claus; Randy Clark; Suzanne Gottling; Joseph Butler; Michael Marquise, Planner

7 **PRESENT VIA ZOOM:** Gregory Swick, Alternate

8 **ALSO PRESENT IN THE MEETING ROOM:** Keith Chrisman

9 Mr. Marquise stated this meeting was to discuss where they are on the Master Plan and what else needs
10 to be discussed, specifically water resources. He went over a brief history. Sunapee didn't have zoning
11 until 1987. In 1994, three towns (Sunapee, New London, and Newbury) created Ordinances to protect
12 Lake Sunapee. That was one of the first Shoreland Ordinances to be created before the state started
13 creating regulations in 1998. Mr. Marquise then brought up aggregate protected groundwater. The
14 protections include 250 feet setbacks from lakes and ponds. This includes lakes, ponds, and Sugar River
15 currently as protected zones. The current Ordinance also protect the woodland buffer around it at 150
16 feet and the 50-foot buffer that is very protected from any development or tree excavation. The Third
17 District of water ordinance is Wetlands. Last year they adopted stricter regulations that not only look at
18 wetlands but also the buffer around wetlands.

19 Mr. Marquise stated that he wanted to discuss feeders into the lake as well. The prime example would
20 be the Otter Pond Brook that does not show up as a protected waterbody. It was created due to some
21 recent clear-cutting that was just outside the two lakes, but one cutting was within 50 feet of that
22 brook. Newbury added brooks into the shoreland district, and it included the whole town. They cannot
23 build within 75 feet of any brook or run off of any kind. He opened the floor to the Board for a
24 discussion about any of the water resources.

25 Mrs. Gottling asked about Red Water Creek. Mr. Marquise stated that any brook or creek has a 50-foot
26 setback for any building, but that is the only regulation they have on that. Mr. Claus stated that a large
27 portion of the creek is in wetlands with additional regulations, and the tail of it is in conservation lands.
28 Ms. Gottling stated that a part of it was bought to preserve it. There was then a discussion about where
29 the creek ends and where the lake begins. They looked at the GIS Maps and stated that it would be
30 based on elevation. They then looked into the trails that are around that area as there are green dotted
31 lines on the map. Chairman White stated it looks like Red Water Creek is pretty well protected.

32 Chairman White then asked Mr. Marquise what the next step would be if the Board should focus on
33 these smaller brooks. Mr. Marquise stated that these smaller brooks that connect from one pond to the
34 next, even though they are not a fourth-order stream, could be added to the list of protected
35 waterways. He stated that there would be ramifications; it cuts into development space, pushing
36 development back 250 feet from these areas. Mr. Clause said that if they are protecting the water in
37 Otter Pond, and protecting the water in Lake Sunapee, shouldn't they be protecting it all the way,

38 including the water that goes into both of those. Vice-Chairman Jewczyn stated that there's never been
39 any evidence that there has been any migration of soils, nothing has ever happened here, he proposed
40 that someone could make the case that it was still viable land to build on. Mr. Marquise stated that at
41 that point they would have to apply for a variance. There was then a discussion of if dams get created.
42 Mr. Marquise stated that if a wetland is created for any reason, it is still a wetland.

43 Chairman White then brought up runoff from developments. It can turn into a major problem when
44 there is excessive rain, that can run into what was a small stream and plume into the lakes. Mountain
45 View Lake was then brought up by Vice-Chairman Jewczyn. Mr. Marquise stated that this was an
46 ongoing issue with Mountain View Lake and that there has been discussion of running sewer lines, such
47 as pumping stations, up there. That would be a water resource recommendation and would need to get
48 input from the water and sewer department, but that is a recommendation that can be put in the
49 Master Plan.

50 Mrs. Gottling stated that she knew someone who bought a piece of land across the street from their
51 existing lot and clear cut it in the middle of the night, and when they scheduled to put a septic tank in,
52 the company wouldn't do it because it was too close to a stream and the clear-cutting was already
53 impacting the neighbors' basements and septic tanks, so she got DES to go out and survey the land, and
54 the entire lot was considered wetlands.

55 Chairman White stated that he agreed with Mr. Claus and Mr. Marquise that they may need to make
56 some identifiers of more prominent streams and creeks but if they do a broad-based ordinance on all
57 streams that that could have some very negative repercussions. Vice-Chair Jewczyn requested that they
58 take a map of the buildable lots left in the town, then get an overlay of all the wetlands, to identify what
59 the town has left for buildable land. Mr. Marquise stated that there had been surveys done several
60 years back that showed that the population of Sunapee could grow by 20,000 people. There was further
61 discussion on what that meant in terms of development. Mr. Marquise stated that he believed that they
62 took into consideration the zoning ordinance in that survey. There was discussion of the size of lots, and
63 the funding and infrastructure of building in these more rural areas and how this would impact the
64 schools, the taxes, and if the influx of people would balance out the increase of the costs to develop.
65 The Board then discussed how other towns start these developments, the individual developers put in
66 the sewer pumps and other infrastructure to build, then as the development gets bigger the town buys
67 that off of the developers or homeowners.

68 Vice-Chair Jewczyn reiterated that he thought getting a map that accurately shows how many buildable
69 lots the town has would be beneficial to have a more accurate idea of average house sizes and price
70 points of the developments. Chairman White stated that the large concern with building in the discussed
71 areas is the sewer.

72 Mr. Chrisman asked about energy. Mr. Marquise stated that they could discuss that if the Board wanted
73 to. The Board stated they would finish the discussion on water resources first.

74 Vice-Chairman Jewczyn asked if they could suggest making the buffer bigger. There was then a question
75 of clarification on what water body he was proposing. It was discussed that they would create a bigger
76 buffer for the wetlands. Mr. Marquise suggested further protection of poorly drained soils with a larger
77 buffer as well. It was suggested by Mr. Claus a 50-foot setback.

Mr. Marquise then brought up the subject of aquifers. He brought up stratified drift maps that were created by the State. They showed points of high gravel and sand areas. It is high groundwater that you may need for water supply, they want to protect it by having lower lot coverage in those areas. The goal is to try and get the water into the ground. There were plans for a water plant to be created behind the treatment plant, out behind Wendell Marsh, however, the developer ran into some problems. That land is now owned by the town as conservation land.

Mr. Butler asked how many aquifers there are in Sunapee, and Mr. Marquise points out multiple spots (3-5 large spots) on the GIS Maps. Mr. Swick stated that they take samples four times a year, in Mountain View Lake in 6 to 8 places then send them to LSPA (Lake Sunapee Protection Association) and they do the analysis. He suggested that they need to see what is being introduced into the water as well. A large amount of chloride and potassium are being introduced at Mountain View Lake and they believe it's coming from the salting on Route 103. They believe it is coming from Hamel Brook, which is completely undeveloped. It has extremely high chlorine content from a lot of the runoff, some towns and areas do a lot of salting and that can highly impact the water. Mr. Swick stated that he could provide the results from those samples. Mr. Marquise stated that it's not just about quantity but the quality of water and that is something that the Board should be looking into. Mr. Claus stated that the Board may want to reach out to LSPA to take a look at the water run-offs in Sunapee.

LSPA has contacted the State Department and they were not very receptive to the information being provided according to Mr. Claus. Mrs. Gottling brought up the training that the plow and salt maintenance drivers get, that they have to be certified. Mr. Marquise brought up that there is another aquifer up at the north end of Otter Pond. Mr. Claus asked, and Mr. Marquise responded that he would reach out to LSPA to schedule some dates and create a list of sample locations.

Mr. Chrisman then stated that he had information and a quote that states that it's 7-to-2-part sand to salt ratio and that he believed that the DOT and DEA had agreed upon that ratio. There could be a discussion between the New Hampshire Department of Transportation and LSPA at the rate at which the DOT applies the salt. Mr. Claus agreed, stating that it would be good to know where DOT stands at this point as they weren't responsive a few years ago. There was more discussion on "no salt" roads.

Mr. Marquise then recapped what they had gone over. They discussed that they plan to have different people coming into later Master Plan meetings such as department heads and LSPA. They are looking to potentially add some revision to setbacks for places like Otter Pond Brook and other streams. They also discussed more major wetlands and having additional protection to those. And lastly, looking at some stormwater treatment options. Mr. Marquise asked if there were any other additions to the discussion of water resources.

Vice-Chairman Jewczyn asked if there were businesses or machine shops that would be using chemicals that could enter the soils that they may not know or be thinking about. Mr. Marquise replied that a lot of the companies they would be discussing are pre-existing site plans. Anything they get from that now would be under hazardous wastes, which is one of the items that they will need to discuss. He knows the Fire Department looks at that, he was unsure if they look at the pre-existing site plans or not. Dollar General was then brought up, and Mr. Marquise stated that that was brought up during the discussion of their land uses and that they would be following state and federal guidelines. Mr. Claus added that they would not be allowed to store any chemicals of concern outside.

119 The subject of energy was brought up as the next topic of discussion. Mr. Chrisman asked if they had a
120 scheduled meeting to go over energy. Mr. Marquise stated that last time it had been paired with
121 another topic. Mrs. Gottling stated that they did not have an Energy Committee last time. Vice-
122 Chairman Jewczyn talked about how the Town he moved from had covered the whole landfill of 3 plus
123 acres with solar power panels. Mrs. Gottling asked why they couldn't use the land up by the transfer
124 station to do the same thing. Mr. Chrisman stated that it's too small and too curved.

125 Mr. Chrisman asked again, and the Board responded that they didn't have a set meeting to go over
126 energy, currently. Mr. Marquise stated that they could do that though. Mr. Marquise opened the floor
127 to Mr. Chrisman to discuss other energy types, such as solar, that could be beneficial information for the
128 Master Plan.

129 Mr. Chrisman stated that the Energy Committee has been focusing on energy resilience over the next 20
130 to 30 years, climate change and how that will affect the towns, and other aspects of that resilience. He
131 stated that he was not prepared to give them an inclusive list of all the items but just to pose the idea
132 that Energy should be included in the Master Plan and would like to work with the Board to share ideas
133 back and forth on how to integrate it into the Master Plan. Mr. Marquise stated that he didn't know if
134 the Energy Committee had anything in writing either a list or a plan that they could present to the Board
135 but that is what they would be looking for. They are more than welcome to come in with something like
136 that in the next few months and bring those ideas before the Board. Mr. Marquise also offered to
137 discuss this with Mr. Chrisman directly outside of the meeting to help plan to discuss options further to
138 bring back to the Board.

139 It was then discussed that there are no regulations that stop people from having solar panels, there are
140 regulations on wind turbines. Mr. Butler asked Mr. Chrisman if they would be looking for a designated
141 area for green energy within the town. Mr. Chrisman stated that he was just trying to get up to speed
142 and that he is not qualified to state what it is exactly that the Energy Committee would be proposing to
143 the Board at this time. The Energy Committee is looking to put up a solar array either behind the
144 Wastewater Treatment Plant or at the High School, but they are struggling to get approval. They have
145 got energy audits for four town buildings, and that they want to get those reports into the next budget
146 cycle.

147 Mr. Chrisman stated that the four buildings that they audited were Town Hall, Safety Services Building,
148 Transportation Building, and Georges Mills Fire Station. They have also started benchmarking the energy
149 use of all the municipal buildings in town using an EPA programming called Portfolio Manager. They
150 have gotten all the energy data into that platform, but propane has posed a problem as they are having
151 a hard time getting accurate data. They are working on getting a Solar PV system somewhere in the
152 town.

153 Mr. Claus then asked how they were looking to fund the PV system. Mr. Chrisman stated that it could
154 come from the town budget or a purchase agreement. Mr. Claus suggested reaching out to the library,
155 Mr. Chrisman stated that he had reached out to them previously and should do that again.

156 Vice-Chairman Jewczyn brought up a hypothetical situation that asked the question of solar vs. wind and
157 what would be most beneficial for the town. There was further discussion on this with no direct answer
158 to that question. Mr. Marquise asked what goals the Energy Committee has as far as renewable energy,

bringing the subject back to the Master Plan. Mr. Chrisman stated that the town had set it up to save money for the municipal side, not the general public. The committee is interested in expanding into the residential and business side down the road. The Energy Committee felt strongly about the long-term effects of energy use within the town and its viability. Vice-Chairman Jewczyn stated that when they do come back to present to the Board, they would be looking for numbers and statistics because they have to be able to sway the general public that the budget that they propose has sound reasoning backing it. Chairman White disagreed with the fact that the green energy sector is constantly updating and growing, the information and numbers they could give them today may be different from next month. He agreed with Mr. Marquise; the Board should continue to remove any sort of obstacles from using renewable energy sources. As the years go on, Chairman White suggested that they take a look at the Ordinance and could create an area for a solar or wind farm as they would any other district.

Vice-Chairman Jewczyn stated 20 years from now, they may look at those solar panels and regret that decision. Mr. Marquise stated that that is what the Master Plan is all about, there are always going to be two opinions to any decision that is made, it is their goal to find the balance of those two sides and make a sound recommendation.

Chairman White responded that it is the Board's goal to encourage the residents to respond to the suggestions, the Master Plan should outline the goals of the town, and the hope is to create regulations around them moving forward. Mr. Marquise stated that solar farms can be done properly, where they aren't seen by the general public regularly, proper buffering, where it should they be located, and how big can they be, are monitored. Those are the types of recommendations that the Master Plan can suggest. It was then reiterated that this Master Plan is just suggestions to guide regulations down the road.

Mr. Claus brought up the question if this is the first Master Plan that they are bringing energy into, as a topic, how specific does the verbiage have to be, and who has the authority or qualification to get that specific. Mr. Marquise replied that he thought having the Energy Committee come back with some good information for the Board would be beneficial. He went on to state that he doesn't feel that it has to be overly specific, they could make more general statements.

Mrs. Gottling wanted to know if this plan could make recommendations about getting away from fossil fuels and could suggest some of the town-owned vehicles could be electrically based. Mr. Marquise stated that those are recommendations that can be made. Mr. Claus stated that it could be a small summary in the plan simply to "plant the seed" for these kinds of ideas and discussions on solar panels, fossil fuel, charging stations, and other renewable options. There was further discussion on who would make the decisions on these topics such as a charging station and how the Master Plan is to help get the Board of Selectmen and the general town public on board and thinking about these suggestions. Mr. Marquise stated that he had heard that Massachusetts had adopted the regulation that no new fossil-fueled cars would be sold after 2030. There was further conversation on where the charging stations would go, the infrastructure it would take, and how that would affect the town.

Chairman White asked if there were any other topics that the Board wanted to discuss. There were no other topics proposed at that time.

198 **Vise Chairman Jewczyn made a motion to adjourn the meeting at 9:11 pm. Mr. Butler seconded the**
199 **motion. The motion passed unanimously.**

200 Respectfully submitted,

201 Sarah Liang