

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **MAY 13, 2021**

4 Chairman White called the meeting to order at 7:00 pm.

5 Chairman White read the Governor's Emergency Order #12 that authorizes the Planning Board to meet  
6 electronically: "As Chair of the Planning Board, I find that due to the State of Emergency declared by the  
7 Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency  
8 Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.  
9 Please note that there is a physical location at 23 Edgemont Rd in the Meeting Room to observe and  
10 listen contemporaneously to this meeting, which was authorized pursuant to the Governors Emergency  
11 Order. Please note that all votes that are taken during this meeting shall be done by roll call vote. Let's  
12 start the meeting by taking a roll call attendance. When each member states their presence, please also  
13 state whether there is anyone in the room with you during this meeting, which is required under the  
14 Right-to-Know law."

15 A roll call was taken:

16 **MEMBERS PRESENT BY VIDEO:** Peter White, Chair; Michael Jewczyn, Vice Chair; Jeffrey Claus; Randy  
17 Clark; Joe Butler; Richard Osborne; Suzanne Gottling, Ex-Officio Member

18 **MEMBERS PRESENT IN THE MEETING ROOM:** Michael Marquise, Planner

19 **ALSO PRESENT BY VIDEO:** Peter Hoekstra; Deb Pasculano; Steve McGrath; Eileen Lagrotteria; Greg  
20 Lagrotteria; Sue Mills

21 **ALSO PRESENT IN THE MEETING ROOM:** Raymond Critch

22 **PARCEL ID: 0133-0085-0000: SITE PLAN REVIEW: FOR 10 X 20 HOT DOG CART LOCATED AT MAIN ST &**  
23 **RIVER ROAD; SUNAPEE HARBOR RIVERWAY**

24 Mr. Marquise said that the application was filed in advance, fees were paid, notices were posted, and  
25 abutters were notified. The application falls under Article V of the Site Plan Review Regulations. When  
26 the Board last heard this, it was with reduced requirements under Article V, Items 1, 8, 11, 18, and 21 so  
27 those items are what have been presented in the application. Mr. Marquise continued that with those  
28 reduced items he believes the application is complete.

29 **Mr. Claus made a motion to accept the application as complete. Mr. Osborne seconded the motion.**  
30 **A roll call vote was taken: Mr. Butler voted yes; Mr. Osborn voted yes; Mr. Claus voted yes; Mrs.**  
31 **Gottling voted yes; Vice Chair Jewczyn voted yes; Mr. Clark voted yes; and Chairman White voted yes.**  
32 **The motion passed unanimously.**

33 Peter Hoekstra presented the merits of the case. Mr. Hoekstra said that the application is for a hot dog  
34 cart that will be placed on the northwest corner of the Main St parking lot that is owned by the  
35 Riverway. He will be using a 10 ft x 20 ft space and will be marking off where he will have his cart so no  
36 one will be able to park there. He will bring the cart down every day along with two trash barrels.

37 Everything that is needed to operate the business is self-contained; there is hot and cold water in the  
38 cart, a place for wastewater, two steamers, an icebox that will be supplemental cooler for drinks and the  
39 heat comes from two propane tanks. There will be a 9 ft umbrella in the middle of the cart for shade.  
40 They will also provide a picnic table for people that will have an umbrella with the logo of the hot dog  
41 company they will be working with.

42 Mr. Hoekstra said that his initial plan was to be opened seasonally and only part of the week but he is  
43 asking to have the cart open year-round and through the day and evening. His advertising will say “open  
44 daily, weather permitting” as he will not be open during bad weather. The general hours will be 10 am  
45 to 4 pm but he has put the hours as 10 am to 10 pm as there will be several times such as July 4<sup>th</sup> that he  
46 will be open as long as he can. At this time, he will have one employee during the week and he will be  
47 running the cart during the weekends. He may need to add another employee but he will need to see  
48 how it goes. He is planning on trying to open during Memorial Day weekend.

49 Mr. Hoekstra said that once he has approval from the Planning Board he will need the NH Board of  
50 Health to inspect the cart for its sanitary specifications to get licensed. The Board of Health restricts the  
51 number of condiments that they are allowed to serve on the hotdogs so there will be three of the most  
52 popular and these will be dispensed from a contactless condiment dispenser. They will wear masks and  
53 gloves at least until the masks are not required. They will be selling hotdogs, chips, soda, water, and  
54 chocolate chip cookies. They will be accepting cash and credit cards.

55 Mr. Hoekstra said that the cart will be in the space during the day and his vehicle will be parked next to  
56 it to store supplies.

57 Mr. Butler asked about lighting when it gets dark. Mr. Hoekstra said that he has not thought about it  
58 but there may only be 10 nights where he is there after dark and that there should be plenty of light.  
59 The power that he is using is a powerpack that is reusable instead of a generator so there will be no  
60 noise and a light could easily go on that.

61 Mr. Clark asked if the trash containers will be closed. Mr. Hoekstra said that they will be closed and one  
62 will be for paper goods and the other for cans and plastic bottles. The hotdogs will come in small paper  
63 boats and there will be napkins; they will not have straws.

64 Vice Chair Jewczyn asked and Mr. Hoekstra said that the hotdog stand will be on private property. Vice  
65 Chair Jewczyn asked and Mr. Hoekstra said that the picnic table will stay on the site and he will be in the  
66 section indicated on the plan every day. The trash barrels will be removed daily.

67 Mr. Butler asked and Mr. Hoekstra said that he is hoping that he can roll the umbrella that will be on the  
68 table up every night and that it will not be stolen.

69 Mr. Marquise said that this cart will be going in an area that has historically been used for parking and  
70 asked if the cart will be sufficiently out of way for cars going into and out of the site and if the customers  
71 will be out of the way. Mr. Hoekstra said that he went to the site and looked at the two curb cuts on  
72 Main St and the area they will use is 10 ft back from the first curb site driving towards the boat launch.  
73 The hotdog cart will be tucked in the corner as close as he can get to the back. He is envisioning people  
74 walking off the sidewalk and there is a 5 ft buffer zone and then the 10 ft section where cars will not go  
75 by. He recognizes that this is a parking lot and that there is no method to how people park there at

76 times. Mr. Marquise asked and Mr. Hoekstra confirmed that there will be delineators around his area.  
77 Mr. Hoekstra said that if he is causing a traffic issue with the hotdog stand, the solution would be to  
78 move it slightly further into the parking lot and he is sure the Riverway would find that agreeable.  
79 However, he has no idea what he will be getting for customers and has low expectations. Chairman  
80 White asked if there was a consideration to turn the 10 ft x 20 ft area so that it is parallel to the street  
81 though he thinks that might encroach the Historical Society's land. Mr. Hoekstra said that his concern  
82 was the first curb cut as people do drive in there; if that were not there he probably would have done as  
83 Chairman White recommended. His sense is that they will figure out the flow and that there will be  
84 someone in that corner. Mr. Marquise asked and Mr. Hoekstra confirmed that the 10 ft x 20 ft area will  
85 be his space and contain everything for his business. Mr. Hoekstra said that the cart itself only takes up  
86 about 5.5 ft so there will be room next to it for people to sit and to have the trash bins.

87 Chairman White said that there was a question asked in the chat as to where the customers will wait in  
88 line and Mr. Hoekstra indicated from the submitted plan where people will be ordering. They are not a  
89 destination spot, people are coming to the Harbor and then possibly buying hotdogs.

90 Vice Chair Jewczyn asked about the signage and Mr. Hoekstra said that he has not inquired as to what  
91 his signage could be though he assumes he could get something. The menu board is 42 inches wide and  
92 36 inches high and will sit on the ground next to the cart.

93 There was a discussion about having a generator or the battery pack.

94 Mr. Clark asked if the cars backing out of the diagonal spacing will back into the customers. Mr.  
95 Hoekstra said that the way he measured it is from the edge of the curb cut it is 10 ft before his space will  
96 begin; there is quite a bit of space in there. Mr. Clark asked if someone backs into the cart if there will  
97 be a propane tank that could be hit. Mr. Hoekstra said that the propane tanks will be in the front of the  
98 unit and it looks like it is structurally sound and protected.

99 Chairman White asked if any of the safety concerns have been addressed with Police Chief Cahill. Mr.  
100 Hoekstra said that he has not talked to him. Mr. Marquise said that he had a conversation with Chief  
101 Cahill and he main concern with traffic flow to make sure that people did not go into the parking lot and  
102 just stop in front of the cart or not stop on the road to get a hotdog. Mr. Hoekstra said that he will put  
103 up whatever is best, he just wanted something to mark the space. Mr. Clark said that sawhorses could  
104 work as they are inexpensive and can be moved.

105 Chairman White asked if Mr. Hoekstra could take up one of the diagonal parking spaces closest to the  
106 road that is probably 9 ft x 18 ft to be safer than being in the flow of traffic. The one on the end is close  
107 to the sidewalk and there could be enough space for customers to stand. It would get out of the "no  
108 man's land" as people park all over there. From a safety perspective choosing one of the diagonal  
109 spaces may give more of a buffer. Mr. Hoekstra said that he did not talk to the Riverway about that.  
110 Chairman White said that Mr. Hoekstra is taking up a parking space either way. Mr. Hoekstra said that  
111 he would need to mark it off and prohibit anyone from being in the space. He chose to tuck into the  
112 corner as far as possible to try and not disturb anything else in the parking lot.

113 Mr. Butler asked and Mr. Hoekstra said that he will be serving hotdogs on steamed buns, chips, canned  
114 soda and seltzer, bottled water, and chocolate chip cookies. Mr. Butler asked and Mr. Hoekstra said  
115 that the drinks will be in separate coolers next to the cart as the ice box is not big enough.

116 Mr. Clark asked if this space will be able to be sublet to any other retail space. Mr. Hoekstra said that he  
117 is not going to sublet this space.

118 Mr. Marquise said that another concern from Peer Review was to make sure that the cart will not be  
119 moving to other spaces. Mr. Hoekstra confirmed that though the unit has wheels he will not be going  
120 anywhere else, they will just be used to go back and forth to his house.

121 Steve McGrath, a member of the Riverway Board, said that the 20 ft is the depth of this space, not the  
122 width. He parks in this lot all the time and often where Mr. Hoekstra will be there are several SUV's  
123 right next to the Historical Society and they are wider than 10 ft. There are then people who park in the  
124 diagonal spaces with SUVs and there are no issues. In the years that he has been using the lot there  
125 have not been many issues and Mr. Hoekstra's area is more depth than width. He thinks the other  
126 questions have been answered pretty well. Additionally, the news said that masks are not required so  
127 though Mr. Hoekstra said that they will wear gloves and masks, the businesses in the Harbor will need to  
128 be pretty tolerant.

129 Chairman White asked and there were no additional comments or questions regarding the case.

130 **Mr. Claus made a motion to accept the Site Plan for Parcel ID: 0133-0085-0000 for a 10 x 20 hotdog**  
131 **cart located at Main St and River Rd, Sunapee Harbor Riverway. Vice Chair Jewczyn seconded the**  
132 **motion. A roll call vote was taken: Mr. Butler voted yes; Mr. Osborn voted yes; Mr. Claus voted yes;**  
133 **Mrs. Gottling voted yes; Vice Chair Jewczyn voted yes; Mr. Clark voted yes; and Chairman White voted**  
134 **yes. The motion passed unanimously.**

135 **PARCEL ID: 0133-0092-0000: SITE PLAN REVIEW: TO CHANGE A TWO (2) FAMILY RESIDENCE TO RETAIL**  
136 **ON THE FIRST FLOOR AND TO REMAIN A RESIDENCE ON THE SECOND FLOOR; 33 RIVER RD; SUNAPEE**  
137 **HARBOR RIVERWAY**

138 Mr. Marquise said that there was a Planning Board decision in 2003 for a previously approved Site Plan  
139 that was for an office space and retail space. It was believed that the previous use expired so that is why  
140 they are coming back in for a new Site Plan; however, as this is an amendment to a Site Plan, the  
141 requirements are a bit less. The application was filed in advance, fees were paid, notices were posted,  
142 and abutters were notified. The application falls under Article V of the Site Plan Review Regulations and  
143 he believes the items are complete based on what was previously presented to the Board for its use.

144 Chairman White asked and Mr. Marquise confirmed that this is an amendment to a previously approved  
145 Site Plan. The previous Site Plan indicated where the parking is located but it was not included in the  
146 packet. Chairman White said that it looks like there was an office space of 200 sq ft, a retail space of  
147 593 sq ft, and an upstairs apartment; the office space and retail space each had one employee. Mr.  
148 Marquise said that at the time there were 8 parking spaces required for the use of the building and now  
149 the requirement would be 9 spaces.

150 Mr. Butler asked and Mr. Marquise said that the property was used as residential use recently but in  
151 2003 the space was used as retail space and he does not know how long it was used for retail space.

152 Chairman White asked and Mr. Marquise said that he believes that it was an office for the Sunapee  
153 Cruises and some type of retail store. Chairman White asked and Mr. Marquise confirmed that they  
154 want the downstairs to be a retail space and the upstairs to remain an apartment. Mr. Butler said that  
155 according to the paperwork the 593 sq ft of retail space and 200 sq ft of office space has already been  
156 approved. Mr. Butler asked and Mr. Marquise said that they are looking to go back to that use as the  
157 first floor was converted to residential space.

158 Chairman White asked and Sue Mills, Sunapee Harbor Riverway, said that Eileen and Greg Lagrotteria  
159 will be the new tenants in the retail space and are attending the meeting via Zoom. They will be using  
160 about 300 sq ft for a retail location. The Riverway is excited to have them and think that another retail  
161 location at the spot is exciting. Chairman White asked and Ms. Mills said that she thinks the first floor is  
162 900 sq ft which includes a kitchen and a bathroom which will not be used for retail space.

163 Mr. Butler asked what type of retail will be in the space. Mr. Lagrotteria said that they are retailers  
164 south of Boston and will have a mix of merchandise that will be water friendly and lifestyle friendly that  
165 is good quality. Mr. Butler asked and Mr. Lagrotteria said that he does not know their hours but will  
166 navigate it as they go. Mr. Clark asked and Mr. Marquise said that he will look at the old Site Plan to see  
167 if the hours of operation are on it. Mr. McGrath said that his stepbrother owned the property when the  
168 Site Plan was done and the hours were not set. Mr. Marquise said that the Site Plan does not say when  
169 the operations would open but said that they would close at 9:00 pm. There was further discussion  
170 regarding the former operations in the building.

171 Mrs. Lagrotteria said that they think that their proposed store will complement the retail spaces already  
172 in the Harbor. Mr. McGrath said that the Riverway is investing in the building to make it look nicer.

173 Mr. Butler asked if about the lighting and signage. Mr. Lagrotteria said that there is a pressure treated  
174 post off the porch and the sign will be a banner off the post that will have the name and logo.

175 Vice Chair Jewczyn asked if the Riverway has anything that depicts all the businesses in the Harbor. Ms.  
176 Mills said that there is a totem pole but it does not necessarily have only the Riverway businesses. The  
177 buildings they own have small plaques that say that they are owned by the Riverway but otherwise they  
178 do not; they let their business owners run their businesses. Mr. McGrath said that there are signage  
179 regulations in Sunapee. Mr. Marquise said that they will need a sign permit.

180 Chairman White asked and Mr. Lagrotteria said that the store will be opened 7 days per week from  
181 Memorial Day to Labor Day; their goal is to stretch it as long into the winter as they can. Mrs.  
182 Lagrotteria said that they are in the process of hiring someone to cover the hours. Chairman White  
183 asked and Mr. Lagrotteria said that they are hoping to open the store for the 2021 season.

184 Mr. Lagrotteria said that they are starting small but may want to expand in the future.

185 Vice Chair Jewczyn asked if there will be changes to the grounds of the building. Mr. Lagrotteria said  
186 that they will be changing the landscape and adding some planters. Mr. McGrath said that the Riverway  
187 has made structural changes and have painted the building.

188 Mr. Butler asked if they anticipate foot traffic or vehicles. Mr. Lagrotteria said that they believe they will  
189 have foot traffic. Mrs. Lagrotteria said that they are hoping that if people hear about the shop, they will  
190 come but they believe it will be people coming into the Harbor and will be foot traffic.

191 Chairman White asked and it was confirmed that the porch will remain and will be made inviting as the  
192 inside is somewhat small. Mr. Lagrotteria said that they will not have any merchandise on the front  
193 porch.

194 Ms. Mills said that the Riverway is exited and there is excitement in the Harbor this summer in general  
195 with all the activity. There was further discussion regarding this matter.

196 Chairman White said that the prior Site Plan approval does not say what time they will open but does  
197 say that the business will close at 9:00 pm and asked if that is still acceptable. Mr. Lagrotteria said that  
198 they will never be open past 9:00 pm. Chairman White asked and Mr. Lagrotteria confirmed that they  
199 will be open 7 days per week Memorial Day to Labor Day but the hope is to extend into the other  
200 seasons depending on weather and opportunity. There was further discussion regarding this issue.

201 Chairman White said that if they want a sign they will have to get a sign permit and if they want signage  
202 there are regulations for that as well.

203 Mr. Butler asked and Mrs. Lagrotteria said that the customers will not be able to use the bathroom as  
204 there are public restrooms in the Harbor. Ms. Mills said that most of the other businesses do not have  
205 available public bathrooms.

206 Chairman White asked and Mr. Lagrotteria said that they will not have a dumpster; they will have a trash  
207 barrel. Chairman White asked and Mr. Lagrotteria said that getting merchandise through COVID is  
208 difficult right now so all the merchandise will come in through their store in Massachusetts. Mr.  
209 Lagrotteria continued that when he and his wife move to Sunapee more permanently, they will have  
210 merchandise deliveries. Chairman White asked how deliveries will arrive and Mr. Lagrotteria said that  
211 they will be UPS Ground deliveries.

212 Mr. Butler asked and Mr. Lagrotteria said that there is a large closet with a light that will eventually be  
213 used as a changing room. Mr. and Mrs. Lagrotteria said that at this time they will use fabric areas as  
214 changing rooms.

215 **Vice Chair Jewczyn made a motion to approve Parcel ID: 0133-0092-0000 to change a two-family**  
216 **residence to retail on the first floor and to remain a residence on the second floor at 33 River Rd. Mr.**  
217 **Claus seconded the motion. A roll call vote was taken: Mr. Butler voted yes; Mr. Osborn voted yes;**  
218 **Mr. Claus voted yes; Mrs. Gottling voted yes; Vice Chair Jewczyn voted yes; Mr. Clark voted yes; and**  
219 **Chairman White voted yes. The motion passed unanimously.**

220 **PARCEL ID: 0238-0073-0000 & PARCEL ID: 0238-0074-0000: SUBDIVISION / LOT LINE ADJUSTMENT; A**  
221 **PROPOSED SWAP OF 2,470 SQ FT WITH A SMALL TRIANGLE ANNEXED FROM BOTH PROPERTIES; 42 &**  
222 **48 PENACOOK PATH; AARON & JESSICA WARKENTIEN & JEFFREY & KIMBERLY STOUGHTON**

223 Mr. Marquise said that the application was filed in advance, fees were paid, notices were posted, and  
224 abutters were notified. The application falls under Section 6.04 of the Subdivision Regulations and is a

225 minor subdivision and is subject to waivers. He believes that everything is complete with the following  
226 waivers: existing and proposed contours, existing and proposed utility lines, plans for stormwater  
227 drainage, and water supply facilities. There are also two sheds on the Warkentien property that will be  
228 in the setbacks that should be required to be removed as a condition of approval as it will create a  
229 Zoning problem if they are not removed. Mr. Marquise continued that with those items, he believes  
230 that the application is complete.

231 **Mr. Clark made a motion to accept the application as complete. Mr. Osborne seconded the motion. A**  
232 **roll call vote was taken: Mr. Butler voted yes; Mr. Osborn voted yes; Mr. Claus voted yes; Mrs.**  
233 **Gottling voted yes; Vice Chair Jewczyn voted yes; Mr. Clark voted yes; and Chairman White voted yes.**  
234 **The motion passed unanimously.**

235 Chairman White asked and Mr. Marquise said that there is no one in the meeting room or online to  
236 discuss the application.

237 Chairman White said that the proposal seems to be straightforward and his concern was regarding the  
238 sheds and creating a Zoning issue.

239 Vice Chair Jewczyn asked and Chairman White explained that the existing line is the dashed one that is  
240 running vertically up and down; they want to rotate the line to create two equal triangles of land to  
241 annex to each other lot. It looks like it is for the purpose to add a proposed barn which they would not  
242 be able to build with the existing property line. Vice Chair Jewczyn asked and Mr. Marquise confirmed  
243 that the solid line is the proposed line.

244 Mr. Butler asked and Mr. Marquise confirmed that the only stipulation would be to remove the sheds so  
245 that they would not be in the setbacks. Chairman White said that theoretically they can just pull the  
246 sheds out of the setbacks instead of destroying them. Mr. Butler asked and Mr. Marquise said that the  
247 Board can decide to not sign the Mylar until the condition is met.

248 **Mr. Claus made a motion to accept Parcel ID: 0238-0073-0000 and Parcel ID: 0238-0074-0000,**  
249 **subdivision / lot line adjustment, a proposed swap of 2,470 sq ft with a small triangle annexed from**  
250 **both properties; with the condition that the shed be relocated outside the side setbacks. Vice Chair**  
251 **Jewczyn seconded the motion.** Mr. Osborne asked if the condition that the Mylar not be signed until  
252 the sheds are moved should be included. **Mr. Claus amended his motion to include the condition that**  
253 **the sheds be moved before the Mylar is signed. Vice Chair Claus seconded the amendment. A roll call**  
254 **vote was taken: Mr. Butler voted yes; Mr. Osborn voted yes; Mr. Claus voted yes; Mrs. Gottling voted**  
255 **yes; Vice Chair Jewczyn voted yes; Mr. Clark voted yes; and Chairman White voted yes. The motion**  
256 **passed unanimously.**

257 **PARCEL ID: 0120-0024-0000 & PARCEL ID: 0120-0029-0000: SUBDIVISION / LOT LINE ADJUSTMENT;**  
258 **CONVEYING AREA FROM LOT 24 TO LOT 29 FOR THE PURPOSE OF AN ADDITION TO BE CONSTRUCTED**  
259 **ONTO THE EXISTING CARRIAGE HOUSE; 8 & 42 NILSON LANE; CHARLES & ELIZABETH D'AMOUR**

260 Chairman White recused himself from the hearing.

261 Mr. Marquise said that the application was filed in advance, fees were paid, notices were posted, and  
262 abutters were notified. The application falls under Section 6.04 of the Subdivision Regulations and is a

263 minor subdivision and is subject to the waivers of the boundary survey of the entire parcel, existing and  
264 proposed contours, existing and proposed utilities, plans for stormwater drainage, and water supply  
265 facilities. Mr. Marquise said that with those waivers he believes the application is complete.

266 Mr. Butler asked and Chairman White confirmed that he is the architect for the project.

267 Mrs. Gottling asked if on the application if it shows Lot 24 twice in the proposed description of the  
268 building. Mr. Marquise said that he thinks that it is acceptable as it is correct on the rest of the  
269 application.

270 **Mr. Clark made a motion to accept the application as complete. Mr. Butler seconded the motion. A**  
271 **roll call vote was taken: Mr. Butler voted yes; Mr. Claus voted yes; Mrs. Gottling voted yes; Mr.**  
272 **Osborne voted yes; Mr. Clark voted yes; and Vice Chair Jewczyn voted yes. The motion passed**  
273 **unanimously.**

274 Raymond Critch, Horizons Engineering, presented the merits of the case on behalf of the applicants.

275 Mr. Critch said that this is a fairly straightforward application. The applicants own the abutting parcels  
276 and would like to build a carriage house. In order to do this, they would like to take 3,031 sq ft from Lot  
277 24 and annex it to Lot 29. Mr. Critch further explained the area to be conveyed from the survey plan  
278 submitted to the Board.

279 Vice Chair Jewczyn asked if there were any abutters with comments and there were none.

280 Mr. Marquise said that the Lot that the piece will be annexed from is 4.22 acres and will be reduced to  
281 4.15 acres which is more than conforming. The lot that will get larger will be going from 0.57 acres to  
282 0.64 acres which is becoming more conforming even though it is still non-conforming.

283 Vice Chair Jewczyn asked if the subdivision / annexation will change access to either of the lots. Mr.  
284 Critch said that Lot 24 has access on Jobs Creek Rd and the small lot gets its access from Nilsen Lane.

285 **Mr. Clark made a motion to approve the subdivision / lot line adjustment for Parcel ID: 0120-0024-0000**  
286 **and Parcel: 0120-0029-0000. Mr. Claus seconded the motion. A roll call vote was taken: Mr. Osborne**  
287 **voted yes; Mr. Butler voted yes; Mr. Clark voted yes; Mrs. Gottling voted yes; Mr. Claus voted yes; and**  
288 **Vice Chair Jewczyn voted yes. The motion passed unanimously.**

289 **PARCEL ID: 0225-0008-0000: SITE PLAN REVIEW; BOND ACCEPTANCE; NH ROUTE 103 & ROUTE 11;**  
290 **AUBUCHON REALTY COMPANY**

291 Chairman White said that this project came before the Board as a Site Plan Review and was approved.  
292 Chairman White asked and Mr. Marquise said that he believes they want to start breaking ground on the  
293 project in June.

294 Chairman White said that this is a bond hearing based on Aubuchon's contractor's bid of \$195,425. The  
295 bond that is requested is usually for 110% of the bid which would be \$215,000 for the bond. Mr.  
296 Marquise said that this is a generous estimate as they were looking for bigger items such as the site  
297 preparation, the driveway and parking area, and the drainage; however, this includes things such as the  
298 wells, fences and gates, and the dumpster enclosure and is very generous.



299 Mr. Butler asked if they will be using the foundation that is on the site. Mr. Marquise said that he  
300 believes that the old foundation will be removed.

301 Vice Chair Jewczyn asked if there is anything that covers dirt and debris going into the road. Mr.  
302 Marquise said that if this were a Town road the Town would ask for a bond for disturbance, however, this  
303 is a State road and they would handle that. There was further discussion regarding this issue as it falls  
304 under the State's jurisdiction.

305 Mr. Marquise said that the Town will ask for a Land Disturbance Bond to oversee the temporary erosion  
306 control. Chairman Jewczyn asked and Mr. Marquise said that it is a separate permit as the property is in  
307 the Shoreline Overlay District. Mr. Clark asked who would oversee the erosion control to ensure there is  
308 no sedimentation going into the river. Mr. Marquise said that the Town would be notified if there is a  
309 complaint from someone and the Highway Department would put the erosion control in.

310 Mr. Butler asked and Mr. Marquise said that this approval is just for the bond; the project was approved  
311 in January. Mr. Marquise said that part of the Site Plan requirements is to have a bond hearing to accept  
312 the bond amount.

313 Chairman White asked and Mr. Marquise said that both he and the Highway Director are comfortable  
314 with the bond amount.

315 **Mr. Claus made a motion to accept for Parcel ID: 0225-0008-0000 for a bond acceptance for property**  
316 **located at NH Route 103 and Route 11, Aubuchon Realty Company. Vice Chair Jewczyn seconded the**  
317 **motion. A roll call vote was taken: A roll call vote was taken: Mr. Butler voted yes; Mr. Osborn voted**  
318 **yes; Mr. Claus voted yes; Mrs. Gottling voted yes; Vice Chair Jewczyn voted yes; Mr. Clark voted yes;**  
319 **and Chairman White voted yes. The motion passed unanimously.**

320 There was a brief discussion regarding what the new business will be.

#### 321 **CONSULTATIONS: SUBDIVISION – PARCEL ID: 0129-0059-0000; 21 CENTRAL ST; HUMPHREY**

322 Mr. Marquise said that the consultation has been cancelled as the applicants could not work out the road  
323 frontage.

#### 324 **MINUTES**

325 Changes to the Planning Board minutes from April 8, 2021: The minutes were postponed to the next  
326 meeting.

#### 327 **MISCELLANEOUS**

328 Mr. Marquise said that the demographic information for the Town has not been provided by the Census  
329 yet for the Master Plan. He also wants to take a trip to purchase some business equipment so he is  
330 hoping to cancel the May Master Plan meeting. The Board agreed to cancel the meeting.

331 Mr. Clark asked about fences and having 5 ft or 6 ft and Mr. Marquise said that he does not believe the  
332 former Zoning Administrator followed up with the Town's attorney regarding the issue. Mr. Marquise  
333 said that he does not feel that it is an issue and most people seem to be content building 4 ft fences or  
334 coming before the Board if they want something taller.

335 **Mr. Osborne made a motion to adjourn at 8:51 pm. Mr. Butler seconded the motion. The motion**  
336 **passed unanimously.**

337 Respectfully submitted, Melissa Pollari

338 Planning Board

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340 Peter White, Chairman

Michael Jewczyn

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342 Joseph Butler

Randy Clark

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344 Jeffrey Claus

Richard Osborne

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346 Suzanne Gottling, ex-officio member