

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **October 21, 2021**

4 Chairman White called the meeting to order at 7:09 pm.

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

8 **PRESENT VIA ZOOM:** Aaron Thibeault

9 **ALSO PRESENT IN THE MEETING ROOM:** Emmons Neill Cobb, Rodrick Finley, Geoff Lizotte

10 **CONTINUATION**

11 **PARCEL ID: 0211-0018-0001; SITE PLAN REVIEW: PROPOSING AN ACCESS ROAD TO TWO BOAT**  
12 **STORAGE AREAS; LOWER BOAT STORAGE AREA 60' X 188', UPPER BOAT STORAGE AREA 100' X 215'.**  
13 **962 NH ROUTE 11. EMMONS NEILL AND EMILY M. COBB.**

14 Chairman White stated that there were three topics that the Board had asked the applicant to discuss  
15 from the last meeting: drainage, State regulations and NHDOT, and lastly a vegetative buffer. Mr.  
16 Marquis added that they also had questions about the SWPPP (Storm Water Pollution Prevention Plan)  
17 and the business hours. Chairman White confirmed that the Board had the most up-to-date plans.

18 Mr. Finley gave a brief update. On page two of the plans, he had added two stormwater detention  
19 areas. The first area will be treating the upper lot and access road, and the other treating the lower lot.  
20 The upper pond is routed through the lower pond as well. Both are sized for a ten-year storm event as  
21 discussed at the last meeting. He also submitted the drainage caps. Each pond will be grass-lined and  
22 will have an outlet control structure which is a two-by-two cement yard drain. It's got some low-level  
23 orifices that will let pre-development flow rates discharge from the pond. It will have a grate on top to  
24 take on larger flows and emergency overflow and stone line overflow in case of a "gigantic storm". They  
25 will discharge about half of a CFS less than what is currently coming off the site.

26 Mr. Finley moved on to the buffering plan. They made some adjustments and added some trees,  
27 specifically along Route 11, and changed the species to white spruce. However, due to nursery stock, it  
28 would be great if the Board would be open to other options that are boat friendly.

29 Mr. Finley started the SWPPP with a request for an EPA permit that he will be filing with a notice of  
30 intent. This requires weekly or by-weekly monitoring and monitoring after quarter-inch rainstorms  
31 during construction. Mr. Finley also followed up with Chris Turgeon who is the assistant engineer for  
32 District Two at the NHDOT. The driveway use does not need to be amended. Mr. Cobb added that they  
33 would be adding a gate which they previously were not planning to do. It would be located just north of  
34 the upper pond going to the back section of the storage lot.

35 Mr. Clark asked if there was a verification of the email from Mr. Turgeon about the driveway. Mr.  
36 Marquis stated he did receive it, it said, "attached is the permit we discussed (the permit from May,

originally). The proposed use of boat storage does not require the permit to be amended. Future changes may, so we may require a new permit so that if any changes are needed, do not hesitate to contact us if you have any further questions. Chris Turgeon”

Vice-Chairman Jewczyn stated that they said they had some trees, but it isn’t specified what kind of trees they are. Mr. Claus clarified that they did specify that they plan to use white spruce, but that is dependent on the nurseries as they have been having stock issues within the past year. Mr. Finley stated that they are proposing eight white spruces and one red oak, and they are taking out the white pines.

Mr. Cobb brought up the hours of operation. He has requested it to match the noise Ordinance in Town and feels that it is reasonable as it is specifically stated within that Ordinance about the use of heavy equipment. On weekdays and Saturdays, they will start at 6:30 am and 8:30 am on Sundays. He is proposing a 10:00 pm closing time every day. Lastly, Mr. Cobb stated that he would like customers to have access to the property. Mr. Butler asked about the gate, and Mr. Cobb stated that it was on the access road just east of the lower lot.

Chairman White asked Mr. Claus about the proposed plantings and wanted to know if they would provide adequate screening to the property. Mr. Claus stated that they are slow growers to get to 15 to 20 feet. It could take up to eight years, but they can get to be 40 to 60 feet. Mr. Claus proposed more specific requirements such as maturity height, evergreens, etcetera; but that it doesn’t need to be a specific species named as it may not be available. Mr. Claus said he was satisfied with the objective of the evergreens.

Chairman White stated that the parking would be 4 to 6 feet higher than where the proposed plantings would be so they would like to see more full trees rather than long stock trees. He suggested getting 12-foot trees which will run about \$1500 a tree with installation. Vice-Chairman Jewczyn offered that he has a Christmas tree farm that they could get trees from. Mr. Cobb thanked him for the offer. He went on that currently; it is easier to find 7-to-8-foot trees at the nurseries. Chairman White asked the Board if they would be happy leaving the application as is and leaving the species open with a height suggestion. Mr. Claus suggested requiring an install height. Mr. Marquis stated that the application stated 7-foot trees are required. Mrs. Gottling asked why they need to be so high if she is sitting in her car you’re not that far off the ground. Chairman White stated that the lot is uphill, so you are looking up at the storage space from the road. Mr. Claus added that it is about 4 to 6 feet above where the trees would be planted so it will take a few years for that buffer to soften the view. It was then pointed out by Mr. Claus that they also were suggesting many trees in between the two lots. He wondered why they were doing that. Mr. Finley stated that he thought the Planning Board would want to see that.

Chairman White stated that it was a good plan, he was just worried that what the Board expects it to look like, and what it will actually end up looking like, can be two different things. Mr. Claus asked Mr. Cobb if they would be comfortable with a planting height requirement and a maturity height requirement, that way the Board expectations are being met, while still giving the applicant some time to see what is on sale, as far as the species is concerned.

Chairman White asked if there were any other questions. The applicants stated that they had nothing further to add. Mr. Claus commended them for pulling everything together so quickly.

Mr. Claus made a motion to approve Parcel ID: 0211-0018-0001 for a proposed access road to two boat storage areas at 962 Route 11, contingent upon plant materials must be of the same intent and size as indicated on the plans except for the white spruce shown on Route 11 which can be of another evergreen species with a minimum mature height of 15 feet, and that the hours of operation would conform to the hours pertaining to the Noise Ordinance- 6:30 am to 10:00 pm, Monday through Saturday, and 8:30 am to 10:00 pm on Sundays. The motion was seconded by Mr. Osborne. The motion passed unanimously.

Chairman White made a general statement to the Board stating that it is important that they are making sure that what is showing up on the lots matches the intent shown in the plans. It is very important for commercial developments, especially on these busier routes. Mr. Claus stated he was still planning to bring in some example plans to help clarify some of those things.

**PARCEL ID 0208-0003-0000: CLASS VI ROAD CONSTRUCTION. REVIEW AND COMMENT REGARDING VOTING TO AUTHORIZE THE ISSUANCE OF A BUILDING PERMIT ON THE CLASS VI PORTION OF NORTH RD. PER NH RSA 674:41 (C). NORTH RD, BRAD BENSON.**

Mr. Marquis explained that the Board of Selectman has to issue the building permit to build on a Class VI Road but needs the Planning Board's review and comment before voting on it. Generally, this is a discussion about accessibility and getting emergency vehicles there. In some cases, the owner signs a document stating that the Town is not liable for maintenance or anything, but they still need to show that there is access to the property.

Aaron Thibeault of Horizon Engineering is present via Zoom.

Mr. Claus asked if this discussion was based on the whole road or just a portion, as he knows that the beginning of the road is in good shape but farther down, he is not so sure. Mr. Thibeault responded to this question stating that there is a turnaround along the road that can be seen on the Town's GIS map, after that turnaround, for about 600 feet, the road is not in great condition. They are planning to upgrade it, so they have access and fix any associated drainage issues, essentially upgrading the road without asking the Town to take over maintenance.

Mr. Thibeault said the owner will be putting up a sign by the gate stating that that is the end of the Class V maintenance and that they are entering a Class VI Road past that. They have already signed the Lease of Servitude that Mr. Marquis had mentioned. Chairman White asked if they had any documentation for the plan. Mr. Thibeault replied that the land was currently being surveyed to make plans to show Mr. Hazelton. Vice-Chairman Jewczyn asked how big the road was currently. Mr. Thibeault stated that it is a typical Class VI Road, it is four-wheel-drive accessible. You could bring a pickup truck, but you wouldn't want to drive a small car as there are some pretty big bumps currently. They are looking to bring it up to a gravel road that is 14 to 16 feet wide with ditches on each side. They are looking to have limited impact from the improvements while also providing a more accessible road.

Vice-Chairman Jewczyn asked if the deed stated how wide the road needed to be. Mr. Thibeault stated that it was up to the Town. Vice-Chairman Jewczyn clarified stating he wanted to know if it was wide enough for emergency vehicles. Chairman White stated that the point is that it's a Class VI Road that isn't maintained by the Town. They have signed a waiver so if something happens where the emergency

115 vehicles can't get out there, the Town isn't liable. The discussion would be what are the Board's main  
116 concerns in approving this, other than what has already been signed off on.

117 Vice-Chairman Jewczyn stated that he doesn't know what to think. They may need an Alteration of  
118 Terrain Permit, they are close to the lake, there is no information on the map being shown, and he  
119 doesn't know what he is commenting on. Mr. Claus replied that really what is being asked of the Board  
120 is if they are ok with the owner enhancing this Class VI Road, under Mr. Hazelton's direction.

121 Mr. Thibeault stated that Mr. Hazelton was requesting that they make the road easily drivable including  
122 bringing it up to Town spec and to grade it. Currently, the right of way narrows at the corner at a right-  
123 hand turn which is pretty tight which would make it difficult to make it a fully boxed-in road. They are in  
124 the process of developing plans; they were kind of caught off guard by this meeting and that is why they  
125 haven't provided any plans.

126 Chairman White asked about the camp that is being proposed. Mr. Thibeault stated that it would be a  
127 1,400 square-foot one-bedroom home with a detached garage that will be about 750 square feet. It will  
128 have a well and septic system. They are also putting in solar panels on it to be off the grid. Chairman  
129 White asked about a drive that looked like it was used for logging purposes and asked if it would be used  
130 by the applicant. Mr. Thibeault said that it is on the proposed property and that they would like to use it  
131 during construction. It was then discussed and clarified that this is a Town road but is a Class VI Town  
132 Road that is not required to be maintained by the Town. The Board then discussed the turnaround/ cul-  
133 de-sac that was being proposed which would be entirely on the owner's land.

134 Mr. Claus wondered what else they would raise a concern about if the emergency vehicle accessibility  
135 was not something they should discuss. He proposed stormwater management and Mr. Thibeault  
136 agreed. Mr. Hazelton had made a point that that was definitely a concern as the road is at the bottom of  
137 a hill. Mr. Thibeault stated that they planned to put ditches on the road similar to a Class V Road. He is  
138 unsure what other concerns the Board may have.

139 Mr. Marquis advised that in the past these types of applications were more focused-on policy rather  
140 than the technical aspects of the application. The technical side would be handled by Mr. Hazelton, after  
141 that the road upgrade will have to be maintained by the landowners.

142 Mr. Thibeault answered Vice-Chairman Jewczyn's question on pipes and culverts. He stated that there  
143 currently are none, the water just runs along the road. There is no evidence of washout; it runs toward  
144 North Road that ends in a ditch that goes into the culvert 1000 feet away.

145 Mr. Butler asked again about emergency personnel and that they are sure that there is no liability on the  
146 Town with that. Mr. Osborne stated that it depends on what the Town puts in the waiver. They can  
147 specify that it is just maintenance to the road being waived or they can also add the emergency access.  
148 Mr. Butler suggested that that should be brought up to Town Council. Mr. Butler was concerned that if a  
149 fire happens and people die because EMS vehicles can't get to the camp then that could be a lawsuit on  
150 the Town. Mr. Osborne responded that by signing that waiver they are taking on that liability.

151 Mrs. Gottling asked if there were other properties that this has been approved before after Mr. Butler  
152 stated that he had never seen an application like this. Mr. Marquis responded that there were several  
153 within Sunapee that had been approved in the past. Chairman White agreed and added that access by

154 emergency personnel and liability is handled on the selectmen's end. From a Planning perspective, they  
155 need to discuss their concerns.

156 Vice-Chairman Jewczyn stated that he wanted to know if and how it would impact anyone else such as  
157 other landowners and abutters. Mr. T Thibeault stated that it wouldn't impact any other properties.

158 Mr. Marquis stated that this application doesn't have the vertical challenges that other roads do, like  
159 Beech Street going up to Burkehaven Hill Road, which is a Class VI Road that has a lot of erosion. This  
160 road being proposed doesn't have those same challenges.

161 Vice-Chairman Jewczyn asked if it would be a two-lane road, and Mr. Thibeault stated that it currently is  
162 a single lane, but the plan is to make it 16 feet wide so that it will be a two-way road. Mr. Hazelton  
163 wants it to be structurally sound and the owner wants it to be reliable.

164 Mr. Marquis reiterated the comments and concerns of the Board. There are liability concerns, and that  
165 due diligence is done on that and that the road upgrades be overseen by Mr. Hazelton.

166 Mr. Osborne made the statement that they don't have to bring it up to "spec", he just basically wants to  
167 make it into a driveway with the Town's permission. There was then a discussion on buildable lots within  
168 the Town and how many buildable lots this property could potentially have. If the property owner brings  
169 it up to a Class V Road, the Town could eventually take it over again in the future. Ms. Gottling said that  
170 the Planning Board talks about buildable lots a lot, and this is a parcel that has the potential for many  
171 buildable lots.

172 Chairman White summarized that they don't have anything to vote on. In summary, they have some  
173 concerns as Mr. Marquis stated and that's it.

#### 174 **MASTERPLAN- LSPA**

175 Geoff Lizotte is presenting. Mr. Marquis stated that the Board had discussed water resources and how  
176 they can better protect water streams. They had passed around some water quality samples before this  
177 meeting. They plan to have a section on water resources this time in the Master Plan. Any input or  
178 recommendations that he could make would be appreciated.

179 Mr. Lizotte asked about the water samples or data, and Mr. Marquis clarified that there had been  
180 testing done in some of the water channels.

181 Mr. Lizotte started by going over a brief history. LSPA has been doing water testing since the mid-80s,  
182 each waterbody does have its own association that tests and collects data to monitor the change over  
183 time. When it comes to Sunapee and the streams that contribute to that, they did a watershed  
184 management plan last year, and he passed around the blueprints of the map connected to that plan.  
185 They focused on phosphorus as that plays a big part in any freshwater system and the growth of  
186 bacteria. The plan is also online. This plan takes 2 years to create; it considers the past, present and can  
187 do a pretty good job of predicting the future. They measure the load, the area, and the size of the  
188 watershed. Less development generally means less phosphorus drop in the watersheds. He showed on a  
189 few different maps the growth of phosphorus amounts over the past 10 years. Mr. Lizotte then went  
190 over cyanobacteria, what it is and how it has been affecting the lake. These specific cyanobacteria can

191 create toxins and unfortunately, there are some in Lake Sunapee. Mr. Butler then asked about oxygen  
192 within the lake. Mr. Lizotte stated that there are different categories of lakes and what state they are in.  
193 The first category is very low nutrient lakes, which Lake Sunapee is currently in, they are very clear water  
194 not a lot of plant growth but then they move into more nutrient-dense lakes that have high amounts of  
195 algae and phosphorus. In these more nutrient-dense lakes, the oxygen levels are very low. This addition  
196 of nutrient density will happen naturally over time; however, it is increased substantially when there is a  
197 lot of development and phosphorus drops in the watershed. Agricultural industries add a lot to this, so  
198 in that respect, Sunapee is lucky that they don't have a lot of that near the Lake.

199 Vice-Chairman Jewczyn stated that it looks like things are not headed in a great direction, so he  
200 wondered what the LSPA's plan is and what do they recommend to the Board to do to participate and  
201 aid in that plan. Mr. Lizotte stated that when they do these plans, they include an action plan. In this  
202 case, they suggest education and outreach to identify areas of concern, and in 2020 they identified 42  
203 sites, which has been raised to 43 since then. They approach it in a structural and non-structural way  
204 and those are more structural. He stated that he is before the Board to discuss more of the non-  
205 structural ways of moving forward. He then brought up the Water Wise Program that they have started  
206 where people are going through a two-phase process. First, they do a self-evaluation and how to be a  
207 better land steward. This can include reduction of fertilizer use and septic system management. The  
208 other thing that the LSPA wants to do is to partner with groups like the Town's Planning Board. They  
209 would like to be a part of the discussion on how to better enforce the plans in place as far as erosion  
210 control and plan approval and follow through.

211 Vice-Chairman Jewczyn asked how the Board can help. Mr. Lizotte believed that he was there to talk  
212 about buffers tonight, but they could eventually talk about the Ordinance and how they could better  
213 enforce those. Buffers are a huge impact on the watershed. There is a lot of science behind these  
214 buffers, and the State of New Hampshire created the Shoreline Protection Act to attempt on a larger  
215 level to preserve these buffers. Buffers are the last step to stop run-off pollutants from going directly  
216 into the water body. Within the Master Plan if they are discussing buffers that is great. Mr. Lizotte then  
217 passed out a paper that went over what to expect when setting up buffers. They are going to want to  
218 stop stream erosions by creating more stream buffers. When you look at buffers the benefits depend on  
219 the width. A happy medium was found at 50 feet for larger water bodies as anything less than that  
220 didn't seem to help the water bodies. The fourth-order streams are really up to local municipalities to  
221 protect. Mrs. Gottling stated that she has worked with legislatures where they tried to set buffers on  
222 these forth-order waterways, and it became a nightmare.

223 Mr. Lizotte said New Hampshire's population growth continues to exceed Vermont and Maine and that  
224 is going to make a difference in their density and in turn impact the water bodies of the State. He went  
225 on to talk about a lake that had the worst-case scenario happen where there was zero oxygen in it, and  
226 they had to treat it like water plants do and treat the water with aluminum just to try and reduce some  
227 of that phosphorus and algae, which is a very expensive process. This situation is pretty uncommon  
228 currently, but if they were to make no effort to protect these water bodies it could happen anywhere.  
229 He noted that Lake Sunapee is a drinking water resource currently and they need to keep that in mind  
230 when trying to protect it.

231 LSPA can't do it all they have to have partnerships with the towns and with the citizens and really  
232 everybody. Vice-Chairman Jewczyn asked if LSPA had found that people don't believe that these things  
233 are happening, Mr. Lizotte responded that it's not that they don't believe that it's happening they just  
234 aren't aware that it is and how they are contributing to it.

235 Mr. Claus stated that he had learned from the time he worked in North Carolina, that some very  
236 extreme measures can be taken to protect the wetlands and water bodies, such as having 100-foot  
237 setbacks and specifications on how water runs off of certain areas. Vice-Chairman Jewczyn responded  
238 that if the Town of Sunapee is all about the lake, then why is this not a "five-alarm fire". Mr. Claus said  
239 they are trying to make it one. Vice-Chairman Jewczyn stated that they can suggest whatever they want  
240 to the Selectmen but there has to be some sort of buy-in. Vice-Chairman Jewczyn asked, and Mr. Lizotte  
241 stated that they are working with the local and State water department. They recently started working  
242 with the local water department because it was suggested to them by the State to survey the number of  
243 bacteria in their water. There are a few next steps that the State may be asking the Town to do down  
244 the road as well such as testing the raw water wells and things like that.

245 Mr. Claus asked Mr. Lizotte if the Board were to add a section in the master plan on water quality if the  
246 Board could lean on LSPA to help them with that as far as general and more specific recommendations  
247 so that it can guide the Town and potentially the Ordinance moving forward. Mr. Lizotte responded that  
248 they would be happy to do that.

249 Mr. Marquis said that they would discuss what the resource is, the challenges that surround that  
250 resource and make recommendations from there. His question is about prioritizing these places of  
251 concern that are showing more phosphorus in the water such as some of the smaller brooks. Mr. Lizotte  
252 agreed that doing some prioritizing of the problem areas is definitely an option. Chairman White  
253 brought up if any steps could be taken before the Master Plan as the Master Plan can take a long time.  
254 Mr. Marquis replied that that is something they could do but it really would depend on how drastic the  
255 measures are that are being suggested. It was then discussed what would be too drastic as far as buffers  
256 were concerned, and if prohibiting fertilizers was possible, and how they would implement that. Mr.  
257 Marquis stated that all of these things are good ideas, but they should still be included in the Master  
258 Plan to back up any decisions that are made.

259 Mr. Swick brought up salt and phosphates that are coming off of roadways and a major one that is  
260 impacting Hamel Brook that is now filling in the edge of Mountain View Lake which does eventually filter  
261 into Lake Sunapee. The State treatment from the road is a proponent of this. He went on to say that  
262 there are two options to mitigate this, one is to stop treating the road, which would be hard to do as it is  
263 a State roadway, or there are structures that can be built by the Town to stop these products from  
264 entering the lake. They could allocate money toward this or apply for grants, but this could be a  
265 suggestion. Mr. Lizotte stated that some cheaper surface-type structures can be put in place to help  
266 some of the mitigation. Mr. Claus stated that there also has to be an access easement to the structure  
267 so if the property owner is not maintaining it the Town can hire someone to go in for maintenance and  
268 clean it and the Town could bill the property owner. There was then the question of if access easements  
269 were something that the Town had done before. Mr. Marquis stated that there were a couple of them.

270 Mr. Lizotte brought up the watershed committee will be coming back to talk to the Planning Board and  
271 Selectboard about steps to take and suggestions of how to better enforce erosion control and make sure

272 that development plans are following through with what was proposed. Mr. Claus asked about the  
273 inspections of these properties, Mr. Lizotte stated that they are working on a requirement of the  
274 homeowner or property developer to have a third-party inspector come out, at the owner's cost, that  
275 would inspect those shoreland requirements and that erosion controls are being followed and complied  
276 with. Mr. Lizotte suggested after Chairman White asked, that there wasn't a set time or schedule as to  
277 when they would come to inspect, such as going after a major rain, or the Town would suggest that they  
278 go out so many times a year, but also the landowners know what the penalty will be if they don't comply  
279 with what was agreed upon. He went on to say that is not a perfect system, but its goal is to make the  
280 landowners recognize that there is someone paying attention. Mr. Butler added that it was normally a  
281 conservation person to come out. Mr. Claus stated he thinks it would be good to continue this  
282 discussion because right now no one comes out and keeps homeowners accountable. The committee is  
283 looking at other towns and what is working so they aren't re-creating the wheel. Their current plan takes  
284 the cost of the town and puts it on the homeowner.

285 Mr. Butler asked about milfoil and invasive species. Mr. Lizotte stated that they have been screening for  
286 water fleas and other invasive aquatic animals. They also look for plant-based invasive species, but those  
287 are easier to spot and remove. Luckily, Lake Sunapee currently does not have any major cases of  
288 invasive species.

289 Mr. Marquis asked about pervious surfaces. Mr. Lizotte stated that he recently took a class on it and  
290 things like pervious concrete or pavement are not suggested because it fails rather quickly because it  
291 takes a lot of maintenance to keep it clean with the weather and environment in New Hampshire. LSPA  
292 doesn't endorse them, and he doesn't feel that it is an effective option. There is also the concern of the  
293 soil underneath and if it is being thought of when these pervious surfaces are being installed. Mr. Lizotte  
294 pointed out approving these pervious surfaces is not ideal due to upkeep and maintenance  
295 requirements. Mrs. Gottling stated that when they have done it in the past it was included in the deed  
296 so when new buyers purchased these properties, they would know that it was something they also  
297 needed to upkeep. Chairman White asked why the State allowed these if they are not effective. Mr.  
298 Lizotte responded that it was a compromise that the State made due to push back from the original  
299 Wetlands Protection Plan. It was stated that the town could supersede the State regulations though,  
300 having more stricter guidelines.

301 Vice-Chairman Jewczyn asked if buffering or reducing chemicals would be more beneficial, and Mr.  
302 Marquis responded that he thinks creating larger buffers in specific places. That could include the  
303 fertilizer restrictions, looking at tree cuttings more closely, and making that buffer larger as well. They  
304 can make the argument that those changes could be made. He went on to suggest that they could have  
305 a "mini shoreland district" on some of the streams and brooks. Newbury has a stricture building setback  
306 around the lake at 50 feet, so Sunapee is definitely less strict.

307 Mr. Claus stated that he would like to request some assistance from LSPA on some objectives moving  
308 forward, and he pointed out that it seems that the Board has some interest in doing something sooner  
309 than the passing of the Master Plan, so they may want to start talking about some additional Zoning  
310 Amendments. There was then a conversation about what they would need to do to pass some of those  
311 amendments.



Mr. Lizotte asked about what the Board is looking for from LSPA, and Mr. Marquis suggested that they would like a summary pulled together of the studies that have been done in a condensed way and in layman's terms. That could help not only on the big lake but also some of the smaller lakes.

Mr. Butler asked how often they test the water. Mr. Lizotte responded that they have a buoy that tests the air sensors every minute and the water sensor is every ten minutes which is taken in real-time. They also test the tributaries five times a year. They measure the phosphorus with lidar sensors, rather than radar sensors which have been done in the past. Lidar testing is more accurate. They continued to discuss the testing and how it is not 100% accurate but it is better than it used to be and it's better to know some information than nothing at all. They do plan to re-screen in 2025. The Board then discussed the development of Sunapee versus Newbury and New London.

The Board thanked Mr. Lizotte for coming in to talk with them. Chairman White stated he would like Sunapee to be more proactive than reactive to these types of problems. Mr. Marquis stated that he would like to have the Conservation Commission come in soon to talk about their experiences and continue to focus on water resources. They plan to discuss Master Plan and Zoning Amendments at the meeting on November 11<sup>th</sup>.

## **MINUTES**

### **Changes to March 11<sup>th</sup>, 2021, Planning Minutes:**

- 1) Line 44- there is a missing "and"
- 2) Line 61- should read "He was continuing with the approach as the Board had accepted this previously with the farmers market."
- 3) Line 103- Change "Ms. Dudley asked, and the Board answered the purpose of the structure..." changed the full sentence to "The purpose of the structure is the sale of hotdogs."
- 4) Line 133- Remove "it will try to meet the setbacks", add "it needs to meet all setbacks"
- 5) Line 198- Strike "as it was adequate information."
- 6) Line 200- add a comma after is.
- 7) Line 296- cross out "controversial opportunity", replace it with "controversy".
- 8) Line 319- add "requirements" after "identify"
- 9) Line 345- cross out "is happening" with "are covered"
- 10) Line 346- should read "Number one, eight, and eleven are the requirements that make the most sense."
- 11) Line 473- Strikeout "to talk to them"
- 12) Line 528- Ms. Smith change "petition" to "partition"

**Mr. Clark made a motion to approve the March 11<sup>th</sup> minutes as amended. Mr. Claus seconded the motion. The motion passed unanimously.**

### **Changes to March 18<sup>th</sup>, 2021, Planning Minutes:**

No changes were suggested.

**Mr. Osborne made a motion to approve the March 18<sup>th</sup> minutes. Mr. Claus seconded the motion. The motion passed unanimously.**

350 Changes to April 8<sup>th</sup>, 2021, Planning Minutes:

351 1) Line 51- change "screed" to "screen"

352 **Mr. Clark made a motion to approve the April 8<sup>th</sup> minutes as amended. Mr. Claus seconded the**  
353 **motion. The motion passed unanimously.**

354 Changes to May 13<sup>th</sup>, 2021, Planning Minutes:

355 1) Line 101- Should read "...and his main concern is with traffic flow."

356 2) Line 241- Change "each other's lot" to "each other lot"

357 3) Line 244- Change "she sheds" to "the sheds"

358 **Mr. Claus made a motion to approve the April 8<sup>th</sup> minutes as amended. Mr. Butler seconded the**  
359 **motion. The motion passed unanimously.**

360 Changes to June 10<sup>th</sup>, 2021, Planning Minutes:

361 No changes were suggested.

362 **Mr. Claus made a motion to approve the June 10<sup>th</sup> minutes. Mr. Butler seconded the motion. The**  
363 **motion passed unanimously.**

364 Changes to July 8<sup>th</sup>, 2021, Planning Minutes:

365 1) Line 150- Change "revote" to "revoke"

366 **Mr. Claus made a motion to approve the July 8<sup>th</sup> minutes as amended. Mr. Butler seconded the**  
367 **motion. The motion passed unanimously.**

368 Changes to August 12<sup>th</sup>, 2021, Planning Minutes:

369 1) Line 8- Change "Terry" to "Tanner"

370 2) Line 61- Change "approved" to "approval"

371 3) Line 119- Change "where" to "were"

372 4) Line 134- Change "digress" to "egress"

373 5) Line 149- Change "where" to "were"

374 6) Line 149- Change "and" to "or"

375 7) Line 151- Change "then" to "than"

376 8) Line 157- Capitalize "Mr. Butler"

377 9) Line 163- Change "as" to "at"

378 10) Line 195- Change "acer" to "acre"

379 11) Line 236- Change "in to" to "into"

380 12) Line 240- change "conservative" to "conservation"

381 13) Line 240- remove the word "land"

382 **Mr. Clark made a motion to approve the August 12<sup>th</sup> minutes as amended. Mr. Claus seconded the**  
383 **motion. The motion passed unanimously.**

384 Changes to September 9<sup>th</sup>, 2021, Planning Minutes:

385 1) Line 40- change “large” to “larger”

386 **Mr. Claus made a motion to approve the September 9<sup>th</sup> minutes as amended. Mr. Butler seconded the**  
387 **motion. The motion passed unanimously.**

388 **Vise Chairman Jewczyn made a motion to adjourn the meeting at 10:40 pm. Mr. Butler seconded the**  
389 **motion. The motion passed unanimously.**

390 Respectfully submitted,

391 Sarah Liang