

TOWN OF SUNAPEE

PLANNING BOARD

JANUARY 13, 2022

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

MEMBERS PRESENT BY VIDEO: None

MEMBERS PRESENT IN THE MEETING ROOM: Peter White, Chair; Michael Jewczyn, Vice Chair; Sue Gottling, Ex-officio Member BOS; Jeffrey Claus; Richard Osborne; Joe Butler; Gregory Swick, Alternate Member; Michael Marquise, Planner

MEMBERS ABSENT: Randy Clark

ALSO PRESENT IN THE MEETING ROOM: Patrick Clapp, Jim Woodley

ALSO PRESENT BY VIDEO: Shannon Martinez, Town Manager

Chairman White appointed Gregory Swick to vote in place of Randy Clark

CONSULTATIONS:

PARCEL ID: 0238-0077-0000: PROPOSED MAJOR SUBDIVISION; 218 NUTTING ROAD; JIM WOODLEY

Mr. Woodley made a presentation to the Board for a proposed 7-lot subdivision. The lots would all have road frontage and vary in size from 1.5 acres to 5.64 acres. There is an existing house on the property.

The Board members questioned whether minimum subdivision lot sizes (65% of zoning minimum) would be met given the large areas of wetlands/floodplain in the southerly area of the property. Mr. Woodley indicated that they would and that is why the southerly lots would be 3.0 acres and 5.64 acres in size.

There were some questions about the highway access points and Mr. Woodley indicated he would meet with Scott Hazelton, Highway Director to verify all proposed entrances.

Mr. Woodley was directed to follow the requirements for a major subdivision in the Subdivision Regulations. A surveyor, soil scientist, and septic designer would all likely need to be involved with the project.

No vote or decisions were made as this was a consultation.

PARCEL ID: 0235-0092-0000: PROPOSED PHASE II OF MAJOR SUBDIVISION; EDGEMONT ROAD; BELL ENGINEERING, INC.

Mr. Bell asked that this be postponed to a later date.

PARCEL ID: 0136-0007-0000: SITE PLAN REVIEW; STATEMENT OF PROPERTY USAGE; CONVERT STORAGE SPACE INTO COMMON RECREATION SPACE FOR HOTEL; 179 BURKEHAVEN ROAD; JPC INVESTMENTS, LLC

Patrick Clapp presented his plan to convert an existing storage building into a recreation area for hotel guests. This area would include laundry facilities, television, game area, and sitting area. It would be approximately 800 square feet. This area had been used many years ago as a retail space for local goods.

The Board asked whether the property is staffed full-time. Mr. Clapp indicated it was not staffed full-time rather it is more in line with a new mode of having keypads for guests with a code. The owners live nearby and can be there shortly if problems arise.

The Board expressed concern about potential noise from gatherings at the building. There was discussion that this could happen in someone's room anyway and that the buildings size would limit the number of potential users.

It was generally felt that this was a customary accessory use for a hotel. The consensus was that this would not require site plan review. Peter White signed off on the statement of property usage.

PARCEL ID: 0114-0014-0000 & 0114-0015-0000: PROPOSED LOT MERGER; BROWNS HILL ROAD; PETER & PAMELA VOSS

The Board reviewed a proposed lot merger presented as a Notice of Merger. The two lots are currently undeveloped and both are conforming. After merger, the lot will be approximately 5.16 acres. There were various questions about whether taxes would be reduced due to the merger and Mr. Marquise indicated there was usually a small reduction as the underlying lot value would only be counted once instead of twice. There were no objections to the merger.

Richard Osborne made the motion to approve the merger. Jeff Claus seconded the motion. All voted in favor.

DISCUSSION WITH SHANNON MARTINEZ, TOWN MANAGER

The Board had a discussion with the new Town Manager Shannon Martinez. Generally the discussion revolved around the Master Plan and the restructuring of the Planning/Zoning/Assessing Office. Ms. Martinez expressed her desire to see that the Master Plan has as much community involvement as possible. This will hopefully involve outreach as well as the normal meetings with the Planning Board and Charette.

MINUTES

There were no minutes reviewed at the meeting.

Richard Osborne made a motion to adjourn at 9:00 pm. Mr. Jewczyn seconded the motion. The motion passed unanimously.

Respectfully submitted, Michael Marquise

Planning Board

Peter White, Chairman

Michael Jewczyn

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67	Joseph Butler	Randy Clark
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69	Jeffrey Claus	Richard Osborne
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71	Suzanne Gottling, ex-officio member	Gregory Swick, Alternate