

1 **TOWN OF SUNNAPEE**

2 **PLANNING BOARD**

3 **FEBRUARY 17, 2022**

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

5 **MEMBERS PRESENT BY VIDEO: Michael Jewczyn**

6 **MEMBERS PRESENT IN THE MEETING ROOM: Chairman Peter White, Suzanne Gottling, Greg Swick,**
7 **Richard Osborne, Joseph Butler, Randy Clark, Jeffrey Claus.**

8 **MEMBERS ABSENT:**

9 **ALSO PRESENT IN THE MEETING ROOM:** Trina Wolf, Jason Bell, Bob Bell

10 **ALSO PRESENT BY VIDEO:** Shannon Martinez, Town Manager, Keith Chrisman

11 **CONSULTATION:**

12 **PARCEL ID: ID:0235-0092-0000, CHANGE OF PROPERTY USE, TRINA WOLF, 22 MAPLE ST.**

13 Chairman White, calls Trina Wolf to make her presentation on statement of property usage.

14 Mrs. Wolf explains the intent to transform the six-unit apartment building from long term into short
15 term stays – rentals. Each of the existing six units will be rented as an individual Tourist Home's. It has 12
16 parking spaces. No additional square footage is being added and the units will be rented on AirBnb's
17 with the same number of bedrooms that exists in the apartments.

18 The Board debates differences between a motel, bed & breakfast and Tourist Home's short-term
19 rentals. Some questions were raised: How the tax will be paid? If parking, noise, safety, sanitation,
20 health and registration is regulated? The board stresses that motels are not allowed in the area.

21 Trina Wolf explains the access to the units. Some apartments have shared and some individual hallway
22 and answers safety concerns. She plans to restrict noise times, each room has address in case of police
23 reporting, while the check-in and out time is organized by Airbnb.

24 Trina should have discussion with the neighbors.

25 Michael Jewczyn considers that site plan is required to verify the intent of use and explains what this
26 side plan should include. The board is concerned with the work overload that these types of capacities
27 bring to the town.

28 Chairman White puts to motion if the applicant should submit a site plan.

29 Four members voted NO (Mr.Osborne, Chairman White, Mr.Clauss and Mr.Clark) and 3 of the members
30 voted YES (Mr.Butler, Suzanne Gottling, Michael Jewczyn). The board decided that applicant should not
31 submit a site plan

32 **CONSULTATIONS:**

33 **0235-0092-0000 MAJOR SUB-DIVISION INTO LOTS**

Mr. Bell explains the current status of the sub-division request. He received verbal confirmation from Fire and Police department regarding the dead-end road length, claiming extent the road to 1700 feet to solve the issue. The newly presented plan accomplishes that.

Applicant explains the changes in lots, whereas lots from 1 through 10 are the old lots, and 11 through 34 are the new lots. The consultation is about the proposed layout of the lots. The applicant claims that all lots meet the minimum road frontage of 100 feet. Jason Bell appeals that the map has typos, the name of the property owner is wrong.

Board asks about the P-shaped turn road in the map. The applicant explains that road turn angle meets the standards and they should ask the Fire and Police department for final approval. The road has 10% incline before the turn and 2% decline after the turn to achieve convenient turn radius. All lots have designed separate septic.

Board comments on Lot sizes, Lots 23-24: 2/3 of the minimum lot has to be suitable for building, so all lots should have at least 1 acre. Applicant should make sure and calculate that all lots meet this requirement.

Applicant claims sizes of lots are appropriate and explains the sales timing expectations.

The Board concludes that overall, lot division meets the requirements, but there are few things to check.

LOT MERGER: PARCEL ID: ID:0129-0019-0000 PARCEL ID:0129-0021-0000

Owners of lots: Frank and Marlene Robbins

Michael explains the lot merger request on map. Board members do not have comments or any remarks.

Chairman White made the motion to approve the merger. Mr. Osborne seconded the motion. The motion passed unanimously.

All vote in favor.

DISCUSSION OF THE BOARD AND SHANNON MARTINEZ, TOWN MANAGER

Shannon Martinez explains how the budget is structured for building inspector.

Discussion about the town master plan. Generally, the discussion was about the Survey, how to distribute it to people to achieve best results, especially to younger people. There are ideas to distribute through voting ballot, tax bills, digitally etc. In the past the survey return rate was up to 25% of population. The board discusses about the possibilities to have demographic included at the survey.

DISCUSSION WITH KEITH KRISPEN, ENERGY COMMITTEE

Mr. Chrisman explains the current stage of energy committee meetings. The next master plan will have a separate heading to plan the energy for the next 10 to 20 years.

The board continues the discussion on the Master Plan. Michael Marquize explains the current status, where mapping, conservation and environmental part are in progress. The master plan will consider updating and consolidating the current plan to answer growth and climate change.

69 Shannon Martinez urges the need to have a robust process and include community as much as possible.

70 The Board discusses about the size population movement, as earlier was reported decrease in total
71 population, but increase in voters' numbers. They discuss the different statistical data available. They
72 also note that during the years 2010-2020 was long period of building stagnation, no major lot sub
73 divisions and overall, no growth and construction. The last census registered around 3200 people.

74 **DISCUSSION ABOUT RE-OPENING OF BEECH STREET.**

75 The board discusses the current situation with Beech Street and the possibilities to make it one-way
76 street. It can help the traffic towards the harbor during summer. It requires engineering study to
77 estimate the cost to build it.

78 Chairman White made a motion to adjourn at 9:15 pm. The motion passed unanimously.

79 Respectfully submitted, Rajmonda Selimi

80 Panning Board

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82 Peter White, Chairman Michael Jewczyn

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84 Joseph Butler Randy Clark

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86 Richard Osborne Suzzanne Gottling, ex-officio member

87 _____

88 Jeffrey Claus