

1 **TOWN OF SUNNAPEE**

2 **PLANNING BOARD**

3 **MAY 12, 2022**

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

5 **MEMBERS PRESENT BY VIDEO:** None

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

8 **MEMBERS ABSENT:** None

9 **ALSO PRESENT IN THE MEETING ROOM:** Michael Marquise - Town Planner.

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

11 **CONSULTATION:**

12 **Parcel ID: 0225-0009-0001 Site Plan Review.**

13 **Parcel ID: 0225-0009-0002 Storage property w/vacant structure**

14 **15 Route 103, McDonough Family Properties, LLC**

15 First order of business is to make sure that the application is complete. Mr. Marquise pointed that this
16 application falls under Article 5 of Site Plan Regulations and the application was filed in advance, fees
17 are paid, Abutters are notified, and it is all complete.

18 Mr. Clark asked about the Shoreline Permit.

19 Mr. Blakeman told the Board that he was going to wait if they need to make any substantial changes to
20 the Application and then submit the Permit.

21 **Mr. Clark made a motion to accept the Application as complete, with exception to the Shoreline**
22 **Permit. Mr. Claus seconded the motion. All voted in favor.**

23 Mr. Blakeman said that they did have the design review as mentioned and since then, they did have
24 some minor reviews to the plan, as per Board's request. He went through the list of design review
25 changes and said that the building has gotten a little bit smaller now, and on the west end by Route 103,
26 the building was shortened by 5-10 feet, to make room for landscaping. The other side of the building
27 was also shortened by 20 feet.

28 The plan in front of the Planning Board is to remove the brick building and develop two single-story
29 storage buildings: Bldg. "A" will be 8750 SF and Bldg. "B" will be 4000 SF for a total of 12,750 SF. Bldg.
30 "A" will have storage units available on both sides. The access and circulation around the buildings will
31 be paved. Stormwater will be collected in catch basins and routed through storm drains to a basin
32 adjacent to the brick building. This basin will capture and infiltrate, at a minimum, the Water Quality
33 Volume (the first one inch of rainfall). Runoff more than this volume is a cleaner water that will be

34 captured in an overflow catch basin and diverted into an existing storm drain that outlet in the stone rip-
35 rap adjacent to the river. This allows for the basin to manage 10-yr rain events.

36 Bldg. "B" roof sheds to the south where water is collected in an infiltration trench. The existing wetland
37 along the southside of the property will be undisturbed. Temporary erosion control, in the form of silt
38 fence and silt socks, will be erected downslope of all work areas. Plan notes include the provision that
39 the contractor shall watch weather for when he is not on-site and to install any needed temporary
40 measures if rain events are projected. These can take the form of additional stone berms and/or small
41 sediment basins using clean stone kept on-site for this purpose. The total disturbed area for the project
42 is approximately 47,000 SF. As noted, access into the site is through an existing entrance for which the
43 NH DOT Access Permit was updated during the subdivision. The DOT Access is being re-updated for this
44 project and will be provided to the Planning Board when we have it. Traffic in and out of this facility is
45 light with approximately 32 trips per day (50% in, 50% out) on the peak day (Saturday). The entrance has
46 been designed so that a pick-up truck towing a trailer has room to pull into the gate without the trailer
47 extending into the road. Furthermore, the 70' provided between the edge of Rt 103 and the gate would
48 allow for a second vehicle to pull in behind it.

49 Mr. Butler asked if the existing 12-inch concrete pipe that they are tapping into has been assessed for
50 clogs. He also asked about the dirt road in the back.

51 Mr. Blakeman said that it was assessed when the environmental studies were done, the basin needs to
52 be replaced. He also clarified that the road in the back is the same property and connects the properties.
53 The buildings would be built at the same time.

54 Mr. Marquise commented about the landscape around the premises to allow visibility to the road, and
55 the second comment was a concern from Scott Hazelton, Highway Director about the traffic
56 movements, with Dollar General being nearby. He also mentioned that the Town will request a Bond as
57 well.

58 Mr. Claus addressed the 25-foot buffer strip between the property and Dollar General.

59 The Board decided that it will need another meeting before making their decision and summarized the
60 activities that McDonough Family needs to make for the next months meeting with the Board: The DOT
61 Permit, Conversation with the Highway Director about the traffic study, a Bond, updates to the
62 landscape plan, Shoreline permit.

63 Other Business:

64 ➤ Consultation-Property at 68 Main Street

65 Tim Fenton is exploring the possibility of a beer and wine garden at the property to be incorporated
66 brewery and wine tasting experience and put fencing across the property near the staircase, provide
67 liquor service to the area through outdoor seating, with a small space that would house a bar area and
68 probably a restroom as well. The lighting would be minimal, and the plan is for the place to operate
69 mostly during daytime hours.

70 Mr. Butler if it is going to be seasonal and if voted, would they need to build a structure, to which the
71 answer was yes.

72 Mr. Marquise asked about the number of seats planned and the parking.

73 The answer was probably 6-8 picnic tables outside and in terms of parking it was mentioned that there is
74 a section down the river road with some parking spaces and they will encourage people to come
75 through there mostly.

76 The Board was interested to know if the operation of the place would be in any way in conflict with the
77 Farmer's Market operation during the summer, to which the answer was that they could work together,
78 and that the Farmer's Market moved a little bit away from that area for the season. If needed they
79 would be happy to share a space, since they are not planning to operate from 10 AM anyway.

80 ➤ Stu Greer-Code Enforcement Position

81 Mr. Greer started consulting the Board about Code Enforcement Position and setting up the job
82 description, job posting, help set up the interviews, questions, look at the processing, software and the
83 goal is to start looking for candidates, so they will need to post the ad by June 1.

84 Chairman White proposed to leave the building inspector part separately and concentrate on the Code
85 Enforcement Officer, to deal with the things that make difference.

86 Mr. Greer agreed with the Board and said they cannot write any job descriptions that have building
87 codes in it. They all also agreed that the Code Enforcement Officer should function as an educator and
88 guidance person for the applicants, to lead them in the right course of actions that they need to take to
89 meet the criteria.

90 Review of Minutes

91 Signing of Mylar's

92 **Jeffrey Claus made a motion to adjourn at 10:30 pm. Seconded by Joseph Butler. The motion passed**
93 **unanimously.**

94 Respectfully submitted: Rajmonda Selimi

95 Panning Board

96 _____	_____
97 Peter White, Chairman	Suzanne Gottling
98 _____	_____
99 Randy Clark	Richard Osborne
100 _____	_____
101 Gregory Swick	Joseph Butler
102 _____	
103 Jeff Claus	