

1 **TOWN OF SUNNAPEE**

2 **PLANNING BOARD**

3 **JUNE 16, 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:** Richard Osborne, Chairman Peter White, Joseph Butler,
7 Randy Clark.

8 **MEMBERS ABSENT:** Suzanne Gottling, Jeff Claus, Gregory Swick.

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

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

11 7:00pm: LSPA

12 Geoff Lizotte, LSPA Watershed Director had some suggestions for the Town of Sunapee. He mentioned
13 the importance of shared water recourses for the Town of Sunapee and other towns as well and why
14 evaluation and water quality are so important. One of the things that they are trying to get to within the
15 next 10 years is to figure out the exact evaluation of the Lake Sunapee. He said that they are fortunate
16 that a group of students that are part of Nelson A. Rockefeller Center for Public Policy and Social
17 Sciences did an evaluation of Lake Sunapee at \$4.3 Billion which is higher than they did expect. His first
18 suggestion for the Master Plan was to acknowledge or support current and future Lake Sunapee
19 Watershed Management Plans. The other suggestion is about buffers on the streams, recognizing larger
20 wetlands and suggested a 25 ft or more buffer around wetlands. Next suggestion was about steep
21 slopes and reclines which was something that he did not see in the ordinances, and he thinks it is
22 particularly important. Mr. Lizotte also mentioned stormwaters management and gave two suggestions
23 of dealing with them. The last topic he talked was the septic system and gave suggestion for the septic
24 system to be checked after each house was sold

25 Mr. Marquise said that they have adopted a 25 ft buffer around wetlands but need to work on second
26 and third water streams and asked Mr. Lizotte if they have identified those streams in their
27 management plans. The members from LSPA said that the process is ongoing.

28 John Augustine asked about the fireworks that Mr. Lizotte mentioned in his presentation and how they
29 plan to deal with them and asked his opinion on the Biomass.

30 Mr. Lizotte said that they have been looking to find different ways of celebration that does not affect
31 the Lake Sunapee other than fireworks. About the Biomass he said that it is the first time he had heard
32 of that and that he needs some time to research to give his opinion on that. He also said that he had
33 never been asked before by anyone about his opinion about the Biomass.

34 7:45pm: Conservation Commission

Tim Fleury informed the Board that they have signed a \$15,000.00 contract with Upper Valley Lake Sunapee Planning commission to update the maps. They are also going to work on a project related to the climate change and its effects on Lake Sunapee.

Mr. Marquise said that they are having a meeting next Wednesday to compare the maps and integrate with the Conservation Commission work. They are also going to plan the distribution of the Questionnaire that they have prepared.

CONTINUATION:

Parcel ID: 0129-0025-0000 Site Plan Review for Installation of 28' x 89' modular Building on the site of the former "Sherburne House" to replace existing portable classroom building at 23 School Street. New Biomass boiler woodchip fueled boiler plant building and storage silo to be installed in hillside behind Sherburne Gym with piping to both SCES and Sherburne Gym for domestic hot water and winter heating purposes.

22 School Street Town of Sunapee (Sunapee Schools)

Chairman White mentioned that this case is a continuation from last meeting where they were concerned about some town ordinances and then whether the school needs to comply with the town's ordinances. He said quite a few people have been involved for the last few days, including him, Town Attorney, Town Manager, Town Planner, Zoning Board Chairman to determine the next steps in this case. According to the Town Attorney, The Zoning Ordinance has two separate uses, municipal buildings and facilities and schools, public or private. RSA 199:9 requires a school district to review the municipality's zoning regulations and master plan to maximize the best plan, but it does not require compliance with those regulations. The determination was that the school has its own governing guidance separate from the town, and it is not required to comply with the town's regulations. The school can decide to subject itself to the process, but the town cannot make it do that. The town has authority under RSA 674:54 which means that there are some requirements that the Planning Board can ask such as 60-day notification prior to beginning of a construction, conducting a public hearing like the one that they are doing today, and they can have recommendation as a Planning Board. On their last meeting, one of the concerns were the steep slopes, but the School Board has provided new plans where is shown that the slopes are lesser than 25%.

The School Board had also addressed few comments and issues that were given by the Planning Board on the last meeting such as landscaping plan that was done by a landscaping architect, erosion control blanket, they also added three sections of excavation on the uphill from the boiler to the school.

Chairman White read the email from Mr. Claus where it points that the method used to calculate the incline percentage is different from what they use in their ordinances. Also, on that mail, the boundary line and the required 40 ft setback were brought in Boards attention.

The answer from the School Board was that they have calculated it in a different way than it was read and explained to them in the mail, but they have done it in concurrence what they spoke to the Zoning Administrator.

72 Mr. Marquise said that the 20 ft elevation change in his mind was only to define the district area. He
73 also asked if the Board would recommend a lot merger, since the Town owns both properties, so that
74 way no setbacks would be required.

75 The Board agreed to recommend the merger, but before that is done, the road must be recorded as
76 discontinued. They had no other issues other than the lot to be cleaned up.

77 Review of Minutes: There were no Review of Minutes.

78 **Mr. Clark made a motion to adjourn at 9:25 pm. Seconded by Mr. Butler. The motion passed**
79 **unanimously.**

80 Respectfully submitted: Rajmonda Selimi

81 Panning Board

82 _____

83 Peter White, Chairman Richard Osborne

84 _____

85 Randy Clark Joseph Butler