

1 **TOWN OF SUNNAPEE**

2 **PLANNING BOARD**

3 **APRIL 14, 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, Randy Clark, Gregory Swick.

8 **MEMBERS ABSENT:** Jeffrey Claus.

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

10 **ALSO PRESENT BY VIDEO:** Deb Pasculano, Sunapee Farmers Market Co. Chair, Scott Hazelton, Highway
11 Director.

12 **Chairman White appointed Gregory Swick to vote in place of Jeffrey Claus.**

13 **CONSULTATION:**

14 **Parcel ID: 0104-0051-0000 Annexation for Lot Line Adjustment.**

15 **Parcel ID: 0104-0052-0000 5.04 Acres to be annexed from 0104-0051 to 0104-0052.**

16 **45 Springfield Road and 59 Springfield Road, Mitchell & Penny Latva.**

17 First order of business is to make sure that the application is complete. Mr. Marquise pointed that this
18 application falls under 6.04 under Subdivision Regulations and the application was filed in advance, fees
19 are paid and it is all complete.

20 **Mr. Clark made a motion to accept the application as complete. Mr. Osborne seconded the motion.**
21 **All voted in favor.**

22 Clayton Platt is the surveyor representing the Latva family and presenting the case. He explains that the
23 lot is on two properties next to each other, one is about 16 acres and the other one 1.74 acres and they
24 are proposing to annex the north part of the bigger lot, 5.04 acres to the smaller lot along the road.

25 Mr. Marquise asked if the properties are on the town's sewer or septic's, to which the answer was that
26 they are on town's sewer.

27 Brian McCallister and his wife Sarah own the property across the street and have some concerns about
28 the annexation. The first one is that there is a business ran over there, a resort, a hotel, and they don't
29 want to see an extension of that business anymore that is already affecting the community. Their
30 concern is that extending the amount of acreage of the existing business will allow the increase of
31 dwelling units, and they don't feel like that is a good residential use in their community and they have
32 concerns about the impact that is going to have to power property, water quality on the pond. The
33 other concern is that if dwelling units are built it will have the trees come down on the ridgeline, which
34 will reduce the roll character of the property and their community. There have been trees removed

35 already from the property there. The next concern is that the Otter Pond Protective Association as an
36 abutter there have not been received a notification about this meeting.

37 Mr. Marquise showed the receipt from the certified notification mail sent to the Association about the
38 meeting, as obligated, but said that they have not received a receipt back from them. He also said that
39 there are 13-14 Abutters to who they have sent notification mail about this meeting, but haven't
40 received receipt back from 4-5 of them, but he also pointed that they don't require receipts back.

41 Chairman White explained that even though short-term rentals and Airbnb can sometimes be very
42 disruptive if ran a certain way; they have no way of prohibiting them or put any restrictions, as of now.
43 He also explained that their Ordinance defines a single-family dwelling unit as occupied by a single
44 family or five unrelated people. Going beyond that violates the Ordinance and that is why they have the
45 Code Enforcing Officer to deal with that. What they have in front of them now is a case of annexing a
46 land from a property to another and what the owners do beyond that will determine whether or not
47 they will have more review from the Planning Board or the Zoning Board.

48 **Mr. Clark made a motion to approve Annexation Adjustment for Parcel ID: 0104-0051-0000 to 0104-**
49 **0052-0000. Mr. Osborne seconded the motion. All voted in favor.**

50 **CONSULTATION:**

51 **Parcel ID: 0133-0087-0001 Statement of Property Usage, Sunapee Farmers Market Sunapee Harbor**
52 **Riverway.**

53 Mr. Marquise explained that this came few months ago as a request to expand the Farmers Market
54 hours every week from 8.00-1.00. After some discussions, it was decided that they request expanded
55 hours on the July 4th weekends for the Parade.

56 Deb Pascualano explained that all they want is for them to have the flexibility for the Market to stay open
57 during the Parade on the weekends of 4th of July.

58 **Mr. Osborne made a motion to recommend that Sunapee Farmers Market don't need a site plan**
59 **review annually for the 4th of July extension of hours 'till after the Parade, if needed. Mr. Butler**
60 **seconded the motion. All voted in favor.**

61 **Master Plan Discussion: 7:45 PM - Scott Hazelton, Highway Director**

62 Mr. Marquise gave an introduction that they are looking to hear from all Department Heads about the
63 Master Plan that looks out over 10-20 years of period in terms of what they see about road upgrades,
64 transfer station, impact of global warming, climate change, effects and regulations and then passed the
65 discussion to the Highway Director.

66 Mr. Hazelton talked about the need of roadway improvements, rideability and walkability of the Town, a
67 lack of safe sidewalks, safe trails, specifically about the loop around the Lake Avenue, need of increased
68 parking downtown and mentioned that 4 years ago they have submitted a grant about some of those
69 improvements but didn't get it. The Highway Department will wrap up the 10-year Pavement
70 Management Program around 2024/25 timeframe when they are going to begin the Pavement
71 Resurfacing Plan about reconstruction of all the roads, and they will start to prepare a plan for paving of
72 the gravel roads around that time. The Draft will be presented on Monday. One of the more important

things is water pooling on the water bodies, fixing inlets and make improvements around the lake. They have been successful with the transfer station. In the near future, they will reconstruct the office building. When they start to prepare and rewrite the Master Plan, the things that he would like to be focused on are preserving on lakes, storm water regulations, roadway regulations, preservation, protection, enhancing and improvement on the town's entire infrastructure.

The Board discussed about the Route 11 improvement plan.

Mr. Clark asked if they are in touch or coordinate with the State on salting their roads and the salt running into our lakes and ponds, to which Mr. Hazelton answered that they don't coordinate their efforts with the State to plow State roads, but typically don't plow State roads. They both have standards to follow and he is not aware of any excessive amount of salt used on their roads.

8:30 PM - Energy Committee

Keith Chrisman- Chairman, Bette Nowack and Doug Hanson, started the presentation with the introduction that the Energy Committee has been trying to get alternative energy for the town, they have done energy audits and water sewer facilities through available services with recommendations how to increase energy efficiency, but they don't think anybody has done anything with those recommendations due to budget shortage. They also picked the four top town buildings that spend the most energy; one of them is the Town building, the Safety Services building, Georges Mills Fire Station and the Highway Department building.

Mr. Clark asked if they did the town school project with solar arrays, but the answer was that the school wasn't very interested in installing them as of now.

Ms. Nowack explained the three options of getting solar energy through solar arrays, first is by paying upfront for the system and own it, which would cost \$1.6-1.7M, and then the second option is to have a third party that would do a power purchasing agreement and finance for the system and they get some of the tax credit for it. They would also design it, build it, own it, maintain it and if the town continues with the contract throughout the life of panels, which could be as much as 40 years, at the end they are responsible for decommissioning the system, and the town gets reduced price for it. The third option is that after the first five years, the town has the opportunity to buy out the system, and that would be end up to around \$900,000.

The committee and the Board also mentioned the hydro plant which is behind maintenance and not compliant, and that the committee had discussed it with the Town Manager about the need of hiring a maintenance company to do further maintenance in order for it to be compliant and include it in the Master Plan.

Signing of Mylar's

Randy Clark made a motion to adjourn at 10:00 pm. Seconded by Gregory Swick. The motion passed unanimously.

Respectfully submitted: Rajmonda Selimi

Panning Board

111	Peter White, Chairman	Suzanne Gottling
112	_____	_____
113	Randy Clark	Richard Osborne
114	_____	_____
115	Gregory Swick	Joseph Butler