

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **June 8, 2023**

4 **Chairman White called the meeting to order and conducted a roll call at 7:06 PM.**

5 **MEMBERS PRESENT BY VIDEO:** Robin Saunders

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

8 **MEMBERS ABSENT:** Suzanne Gottling.

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

10 **ALSO PRESENT BY VIDEO:** Scott Hazelton - Planning, Zoning, and Compliance Director.

11 Chairman White at the beginning asked whether all members have the necessary information
12 for the meeting on email, for which everyone confirmed.

13 **CASE # SPR 23-03 PARCEL ID: 0104-0084-0000 - SITE PLAN REVIEW - BOAT SHOWROOM -**
14 **DEMOLITION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF A NEW 5,400 SF BOAT**
15 **SHOWROOM. A NEW 33 SPACE PARKING LOT TO BE CONSTRUCTED WITH NEW WALKWAY TO**
16 **COOPER ST.**

17 Chairman White explained to the representative of Mr. Grey that the Board may need a little bit more
18 time just to look into the documentation which they got earlier today. Once the Board deems the
19 application complete, they will discuss the merits of the case. In a brief discussion with the
20 representative who stated that the documents were already submitted a long time ago, the Board
21 explained that for some reason, they disappeared when they added a bunch of letters to the agenda.
22 However, the zoning plans were eventually put back up.

23 The application for Site Plan Review follows Article 5 of the regulations, and the completed application
24 was received in advance with fees paid and abutters notified.

25 After a brief discussion on the question of a traffic study - which was agreed to take place during the
26 merit's discussion - and for the height of the building under the new regulations, it was agreed that if
27 the Board has any questions, they may require additional information as a condition.

28 **Mr. Claus made a motion to accept the application as complete. Seconded by Mr. Swick. All voted in**
29 **favor.**

30 Mr. Davis, the representative of the owner, gave an overview of the project, explaining that in this
31 district, a forty-foot building height is allowed. The site's drainage will be collected through catch basins
32 and underground pipes, directed to an underground chamber system designed to meet standards, and
33 treated in chambers for detention using a sand filter. The parking lot is asphalt pavement with a section
34 of pervious pavers for water management. Pedestrian circulation is proposed on two sides of the
35 building, with 33 parking spaces proposed to meet the requirement for this use.

36 Mr. Davis provided a summary of the proposed planting, vegetation, and lighting plans.

37 Mr. Davis also explained that the structure height definition changed this year, for which they were not
38 up to date. The current definition is measured 15 feet off the building at the lowest elevation. In this
39 district they are allowed a forty-foot building height. That building height is measured from the lowest
40 point 15 feet off the building face, and in this case, there is a significant slope on Cooper Street, which
41 will limit the height of the building as it's laid out right now. 15 feet off is about 15 feet down, which
42 means the height allowed for the building (as currently laid out) is 25 feet and the proposed building is
43 39.5 feet.

44 The building design includes a garage door for moving in and out, two floors, a main section for the boat
45 showroom, a mezzanine with additional office spaces and conference rooms, and a secondary exit.

46 The representative mentioned the two options they have: one option involves shifting the building east
47 by 5 feet and reducing its width to 55 feet, which would eliminate the sidewalk in front of the building
48 and allow for a height of around 30 feet. The other option involves flipping the building and parking,
49 building it into the grade, and having a small retaining wall on the east side to help with the grade
50 differential, but keeping the height around 38-39 feet.

51 The Board asked if the business was envisioned to be seasonal or year-round, and the representative
52 answered that it will be operational year-round, but busier in summer than in winter. It was confirmed
53 that purchased boats will not be delivered to this location and will be delivered directly to the customers
54 elsewhere. This location is primarily a showroom, with the sale of other water products such as tubes,
55 lifejackets, and clothing.

56 The company's showroom is located near the water, which attracts most of their traffic in the
57 summertime by boat. They hope to get more people coming up to the showroom from the water, but
58 they don't have much other traffic from the road.

59 It is a startup company which currently has a general manager and sales manager, and if things go well,
60 they may hire a couple of salesmen.

61 The state shoreline rules do not restrict impervious surface to 30% but require an engineer's stormwater
62 plan if it exceeds that limit, which the representative confirms they will be providing.

63 Regarding hazardous waste, Mr. Marquise had previously asked if there's anything hazardous in the
64 operation, and the question was once again brought by Mr. White. It was answered that they'll probably
65 have oil that is sold there in a plastic container, but they won't be changing oil. If somebody needs a
66 quart of oil for the boat, they will only sell it to them.

67 It was further suggested by Mr. Davis that they can start the conversation with DOT, since the Board
68 would like some feedback from DOT to see if they would require a traffic study, which is generally
69 required when a site is anticipated to generate more than a hundred trips a day. A traffic study was also
70 suggested by both the police and fire department, and it was agreed that it would be important for a
71 third party to do the study.

72 Concerns about the height of the building and the difficulty of access were raised, especially from
73 Cooper Street - which will be very hard to get in - and this lack of information about the building's
74 location and height makes it hard to establish a plan.

75 Ms. Knapp, an audience member, raised concerns about the existing dangers posed by traffic in the
76 intersection and the congestion it causes for residents of the surrounding neighborhoods. She believes
77 that once permits are given, the lot will not only have cars parked but also boats and trailers. They also
78 suggested that if out-of-state residents are unable to get the boat they purchased from the business, the
79 business would hold it for them. Their concern is related to the environment and safety.

80 Another question was raised by Ms. Harper from the Lake Sunapee Protective Association, about
81 whether there are stormwater management plans included. The representative of the applicant
82 mentioned that although there are details of the chamber system, the full drainage report is not
83 included yet, but it will be included as part of the shoreland application and process. However, Ms.
84 Harper concluded that it requires maintenance, and expressed her opinion that it would be nice to see
85 some conditions placed there to ensure that there is maintenance over time.

86 Another concern was raised by Mr. Knabb from the audience, who stated that this case will negatively
87 affect all the citizens and the beach. He also claimed that in such cases not only the abutters, but all
88 residents of Georges Mills should be notified since they are paying taxes, and this would impact all
89 residents who interact with the area.

90 In addition, it was also mentioned by Mr. Brennan, a public attendee, the amount of traffic and the lack
91 of any sidewalks in the area as another concern.

92 Mr. Halborn from the public audience also mentioned that this is going to be extremely dangerous since
93 it would take up the parking lot and the traffic would be higher. It was added here that this little village
94 of George's Mills is between two highway entries and exits, which substantially increases the traffic
95 flow.

96 In this discussion, the owner explained that they want to be good neighbors and to do the right thing for
97 the community, so they will cooperate with the public all the time and do the best they can do.

98 Another concern from the public was that the pervious pavers in the parking area will allow oil and
99 other substances to seep into the soil and they wonder why pavement isn't being used instead. It was
100 answered that there is no concern regarding the leakage, any runoff from the site is going to be
101 collected, put through a filtration system, so that it gets rid of some of those things that it won't go into
102 the lake and things like that.

103 The proposed driveway location may help with traffic coming from the east, but there are concerns
104 about its impact on traffic coming from the west.

105 Regarding the traffic issue, as well as the one for the parking lot, it was mentioned by Mr. Hazelton that
106 there will be a committee meeting where they will see a notice regarding the one-way proposal for
107 Cooper Street.

108 Another attendee from the public asked about the types of boats that will be sold, including
109 motorboats, sail boats, and maximum length. The company has three boat lines for sale: Cobalt, Boston
110 Whaler, and Chaparral. It was also added that generally customers are rewarding boats 25 feet and
111 under. Over the last 20 years, customers have gravitated towards larger boats.

112 After a fruitful discussion, Chairman White concluded that it is important to have contact with the DOT
113 to get their input and view on the matter, and suggested a traffic study from a third-party engineer as
114 something the Board can consider, given the circumstances of the location.

115 It is also added to gather more details on storm water management, specifically on the maximum flow in
116 the spring, and address it when they come back.

117 Mr. Hazelton was concerned about the embankment becoming destabilized due to snow storage and
118 mentions that it has sloughed down before. He suggested considering the use of rip rap to stabilize it.

119 Another question was raised by a public attendee about signage, but it was answered that the design
120 permits are done by the Selectboard, so this is the case for them.

121 Chairman White informed the board that the case is continued.

122 **Master Plan Discussions and Public Outreach Planning**

123 The public outreach planning includes a meeting on June 22nd at the Library at 7 PM, a Saturday
124 meeting on June 24th at 10 AM at the Safety Services Building and an additional meeting on June 28th
125 at 7 PM at LSPA.

126 Chairman White mentioned four important areas in the meeting, including short-term rentals, water
127 quality, the Route 11 corridor project, and housing and clean-up opportunities.

128 The Board expressed concern that the current meeting may not be as positive as previous ones, based
129 on their experience in 2013 and 2012. They recall those meetings as being very positive and showcasing
130 ideas but wonder if the same will happen in this meeting. They also mention a positive meeting in 2010
131 that was well attended and generated excitement among participants, who contributed ideas for
132 mapping and discussing the topic of the vision.

133 On Monday's agenda, it is planned that the proposed registration process will be presented to the
134 Selectboard, which includes a very robust registration form put together by Town Manager Martinez
135 and her staff.

136 The issue of tourist homes was also raised to be further discussed with other parties in order to see
137 whether everyone is on the same page of correctly understanding them. Short-term rentals are
138 currently allowed in all zones except for rural lands (except by a variance) and permitted by special
139 exception in the rural residential zone. However, if someone was going to use their property as a tourist
140 home, they would have had to go through site plan review, similar to a bed and breakfast or an inn. The
141 only exceptions to this are single and two-family dwelling units.

142 Tourist homes with pre-existing status would still need to register and comply with STR regulatory
143 requirements, and this would be discussed in the upcoming meeting on Monday.

144 It was also mentioned that the developers of the three apartments and deli on Main Street presented a
145 proposal to buy the building currently for sale by the library and move the town offices there to create a
146 town-centered safety services area, which could potentially generate two and a half million dollars.

147 Review of Minutes:

148 **Mr. Clark made a motion to approve the Minutes of March 16, 2023 Meeting as corrected. Seconded**
149 **by Mr. Claus. The motion passed unanimously.**

150 **Mr. Osborne made a motion to adjourn at 9:27 PM. Seconded by Mr. Butler. The motion passed**
151 **unanimously.**

152 Respectfully submitted: Rajmonda Selimi

153 Panning Board

154 _____

155 Peter White, Chairman Jeff Claus

156 _____

157 Gregory Swick Robin Saunders

158 _____

159 Randy Clark Joseph Butler

160 _____

161 Richard Osborne