

**TOWN OF SUNAPEE  
PLANNING BOARD AGENDA  
FOR THURSDAY AUGUST 8, 2019  
7:00PM at the TOWN MEETING ROOM  
23 EDMONT ROAD**

1. Call to Order/Roll Call
2. Disqualifications/Appointment

Parcel ID:0225-0009-0000      Subdivision/Lot Line Adjustment  
Existing 10-acre parcel shall be subdivided  
into two parcels: (1) -1.35 acres and (2) -  
8.65 acres.  
Route 103  
McDonough Family Properties

Parcel ID:0232-0024-0000      Site Plan Review  
Parcel ID:0225-0036-0000      Existing use of 0232/24 is a single structure  
with residence and office. This will be razed  
and three new storage buildings to be added  
to the existing Sunapee Self Storage  
Facility. Access shall be through the existing  
entrance at 36 Route 103.  
McDonough Family Properties

8:00PM Public Hearing on amendments to Subdivision Regulations.

Revisions to Agenda

3. Consultations-  
Michael & Carol Jewczyn Parcel ID:0140-0019-0000  
Subdivision/Annexation.  
Carol Mattoon Parcel ID:0144-0033-0000, Proposed Subdivision
4. Other Business
5. Review of Minutes
6. Signing of Mylar's

**NOTE: In the event the meeting is cancelled, the Agenda will be continued to the next scheduled Planning Board meeting.**

**This is the tentative agenda for publicly noticed hearings and there may be consultations and other business items added prior to the hearing. Please see the town website or bulletin boards at the Town Office and Abbott Library for the final Board agenda.**

**TOWN OF SUNAPEE**  
**APPLICATION FOR SUBDIVISION/LOTLINE ADJUSTMENT REVIEW**  
**(PDF OF SUBDIVISION PLAN MUST BE INCLUDED WITH APPLICATION)**


1. Landowner(s) Name(s) McDonough Family Properties 2. Project Location  
Address 1567 Summer Street, Bristol, NH 03222 Number 15  
(Mailing) \_\_\_\_\_ Street Route 103  
Phone 494-4815 Parcel ID 225/9

3. Zoning District Mixed Use  
4. Name of Surveyor Clayton Platt, LLS

5. Number of lots proposed or description of project: Existing 10.0 acre parcel  
shall be subdivided to two parcels: (1) +/-1.35 acres; and (2) +/-8.65 acres remaining land.

6. Subdivision Name: McDonough Family Properties LLC

7. Certification/Permission for inspection. To the best of my knowledge, the above is true and accurate. I hereby grant permission for site inspection to Planning Board Official(s). I also understand that it is my responsibility for providing a complete application. I realize that any of the application requirements which are assumed waivable during initial review may still be required at the time of review by the Planning Board.

  
\_\_\_\_\_  
Signature(s) of Landowner(s)

7/11/19  
\_\_\_\_\_  
Date

**Do not write below this line**

Date of Application \_\_\_\_\_

Consultation \_\_\_\_\_

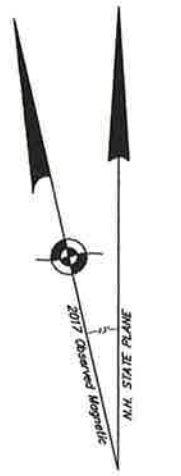
Preliminary \_\_\_\_\_

Final Plat Aug. 8, 2019



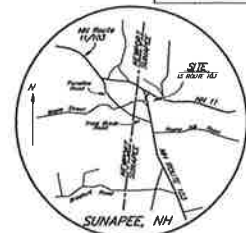
Fee Paid 200 - Method of Payment \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_



ALL BEARING SHOWN ARE REFERENCED TO MAGNETIC NORTH

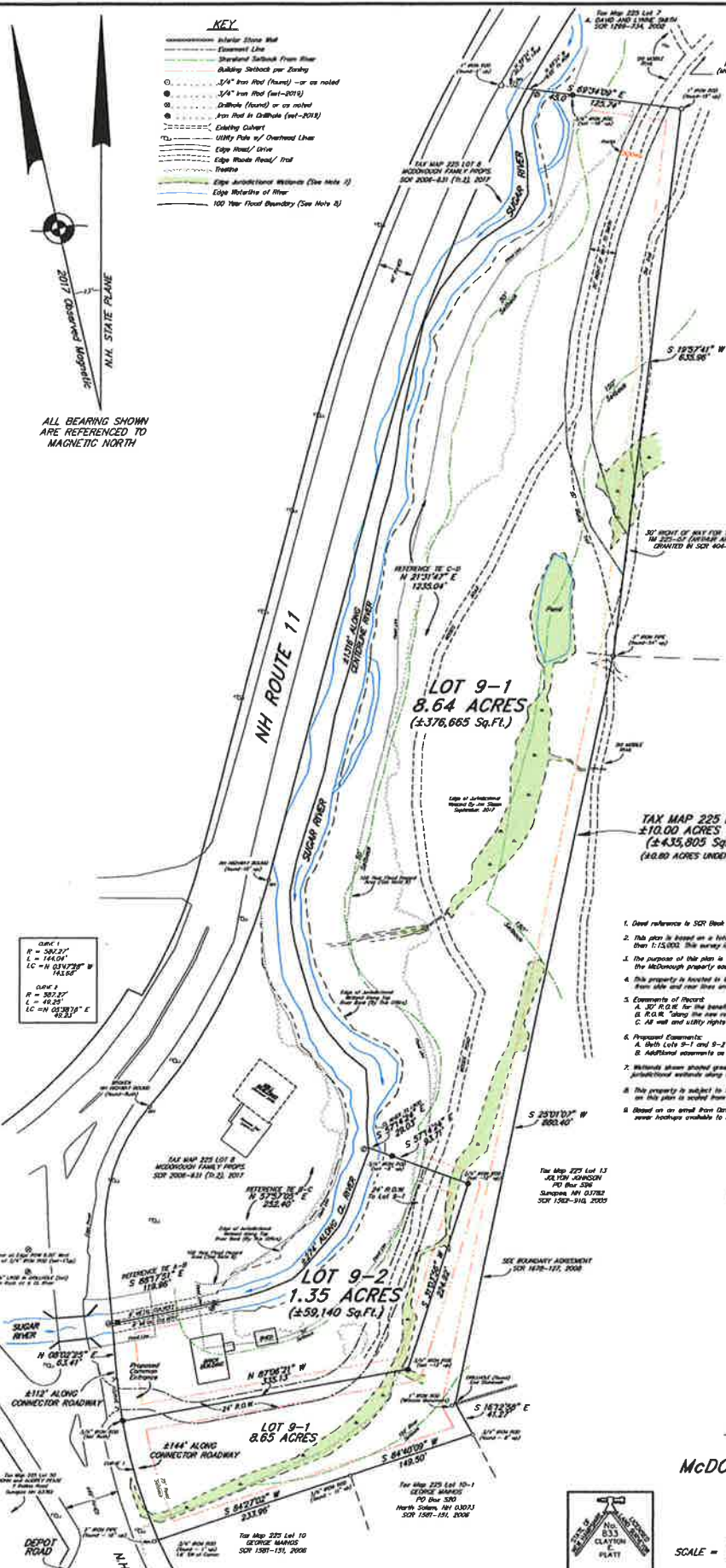
- KEY**
- Inhabited Stone Wall
  - Easement Line
  - Shaded Surface from Blue
  - Rubbing Surface per Survey
  - 3/4" Iron Rod (found) -- or as noted
  - 3/4" Iron Rod (not-2015)
  - Driveway (found) or as noted
  - Iron Rod in Driveway (not-2015)
  - Existing Culvert
  - Utility Pole w/ Overhead Lines
  - Edge Road/ Drive
  - Edge Road/ Road/ Trail
  - Trees
  - Edge Jurisdictional Wetlands (See Note 1)
  - Edge Wetlands of River
  - 100 Year Flood Boundary (See Note 2)



The Map 225 Lot 7  
A. DAVID AND ERIQUE SMITH  
PO Box 504  
Sunapee, NH 03782  
SO# 1259-714, 2007

**CURVE 1**  
R = 502.27'  
L = 143.04'  
LC = N 01°27'38" W  
71.68'

**CURVE 2**  
R = 502.27'  
L = 49.25'  
LC = N 02°37'14" E  
42.31'



TAX MAP 225 LOT 9  
±10.00 ACRES TOTAL  
(±435,805 Sq.Ft.)  
(±0.80 ACRES UNDER RIVER)

**NOTES**

1. Deed reference to SO# Book 2008 Page 031 (7-1), Kathryn Giddals to McDonough Family Properties, May 3, 2017.
2. This plan is based on a total station survey August 2017, having a stated traverse error of closure greater than 1:15,000. This survey is referenced to NH State Plane Coordinates with all bearings included 15' to mag. north.
3. The purpose of this plan is to show the final boundary information for 0 meter low tide subdivisions of the McDonough property east of the Sugar River. See a note and topographic data for additional information.
4. This property is located in the Flood Line 1 Zoning District; the required building setbacks are 15' from front side and rear lines and 25' from the centerline of Routes 11 and 103.
5. Comments of Record:  
A. 20' R.O.G.E. for the benefit of the 225-07 (Driv) over the northern part of Lot 9-1 granted in SO# 404-32, 1965.  
B. R.O.G.E. "clear the way road" on land of Smith, for the benefit of Lot 9-1 reserved in SO# 404-32, 1965.  
C. All wet and water rights and easements noted in the referenced deed above (SO# 2008-027).
6. Proposed Easements:  
A. Both Lots 9-1 and 9-2 are to be accessed via a shared 24' R.O.G.E. from Route 103 to the rear line of Lot 9-2.  
B. Additional easements as needed, based on the future development of the lots (parking, utilities, snow storage, etc.).
7. Wetlands shown on this plan were indicated by John Stoen, former trustee LLC, September, 2017; the edge of jurisdictional wetlands along the river was located by this office at the crest of the river bank.
8. This property is subject to 100 year flood zone area as identified on FEMA Flood 33019C0212C. The flood boundary shown on this plan is based on sea-level mapping data and does not appear to match the topographic conditions on the site.
9. Based on an email from David Gully, Aug. 1, 2018 there is an existing sewer line to the back building on Lot 9-2 sewer footage available to Lot 9-1.

The Subdivision Regulations of the Town of Sunapee are a part of this plan and approved of this plan is contingent on compliance of all requirements of said Subdivision Regulations, including any notices or modifications made in writing by the Board and attached hereto.

APPROVED BY THE SUNAPEE, NH PLANNING BOARD

Date \_\_\_\_\_

\_\_\_\_\_

REVISIONS  
6/2/19 - Add boundary 103, Flood line, Notes 8/9

PLAN OF MINOR SUBDIVISION  
TAX MAP 225 PARCEL 9 - 15 N.H. ROUTE 103  
PROPERTY OF  
**McDONOUGH FAMILY PROPERTIES LLC**  
831 UNION AVENUE, UNIT 8, LACONIA NH 03240  
LOCATED IN  
SUNAPEE, N.H.



JULY 11, 2019  
REVISED AUGUST 2, 2019

Pennyroyal Hill Land Surveying & Forestry LLC  
CLAYTON K. PLATT LIC. SURVEYOR NO. 833  
414 Pine Hill Road Croydon, NH 03770 (603) 883-0801

**REFERENCE PLANS**

1. SO# P104, P6.11, P104, No.37 - "Tand of George Smith, East Side of Rts. 103 and Route 11," by H.A. Gordon, signed February 15, 2008.
2. SO# D-02 No. 128 - "Sharon Hill Condominiums, Property of George Hubert," by this office, September 21, 2008.
3. SO# P104, P6.13, P104, No.01 - "Wear Subdivision, Proposed for George Hubert," by William Lawrence, May 17, 2008.
4. NH Highway Project P-2422, Corridor, Sunapee Lake Road, 1955.

**TOWN OF SUNAPEE**  
**APPLICATION FOR SITE PLAN REVIEW**

**(TYPE OF SITE PLAN MUST BE INCLUDED WITH APPLICATION)**

1. Landowner(s) Name(s) McDonough Family Properties LLC  
Address 1567 Summer Street, Bristol, NH 03222  
(Mailing) \_\_\_\_\_  
Phone 494-4815

2. Zoning District M1

3. Project Location: 36 and 46 Route 103

4. Parcel ID: Map 232/24 and 225/36

5. Complete description of current use of property:

Existing use of 232/24 is a single structure with residence and office. This will be razed and three new storage buildings to be added to the existing Sunapee Self Storage facility. Access shall be through the existing entrance at 36 Route 103

6. Does this project require a special exception or variance by the ZBA as outlined in the Sunapee Zoning Regulations? Yes \_\_\_ No x (If yes, complete the Zoning Board of Adjustment application, and Land Use Questionnaire.)

7. Complete description of proposed project (Include area dimensions, use, # of employees, # of dwelling units, etc.)

Three new storage structures: (1) 25'x140' (2-story); (2) 30'X120'; and (3) 30'x90' + 20'x50'. All aisles between are 30'.

8. Certification/Permission for inspection. To the best of my knowledge, the above is true and accurate. I hereby grant permission for site inspection to Planning Board official(s). I also understand that it is my responsibility for providing a complete application. I realize that any of the application requirements, which are assumed waivable during the initial review, may still be required at the time of review by the Planning Board.

[Signature]  
Signature(s) of Landowner(s)

7/11/19  
Date

Date of Application:

Phase I \_\_\_\_\_ Phase II \_\_\_\_\_

Phase III \_\_\_\_\_ Major Site Plan \_\_\_\_\_

Home Business \_\_\_\_\_

Fee Paid 1105- Method of Payment \_\_\_\_\_



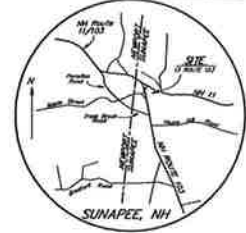
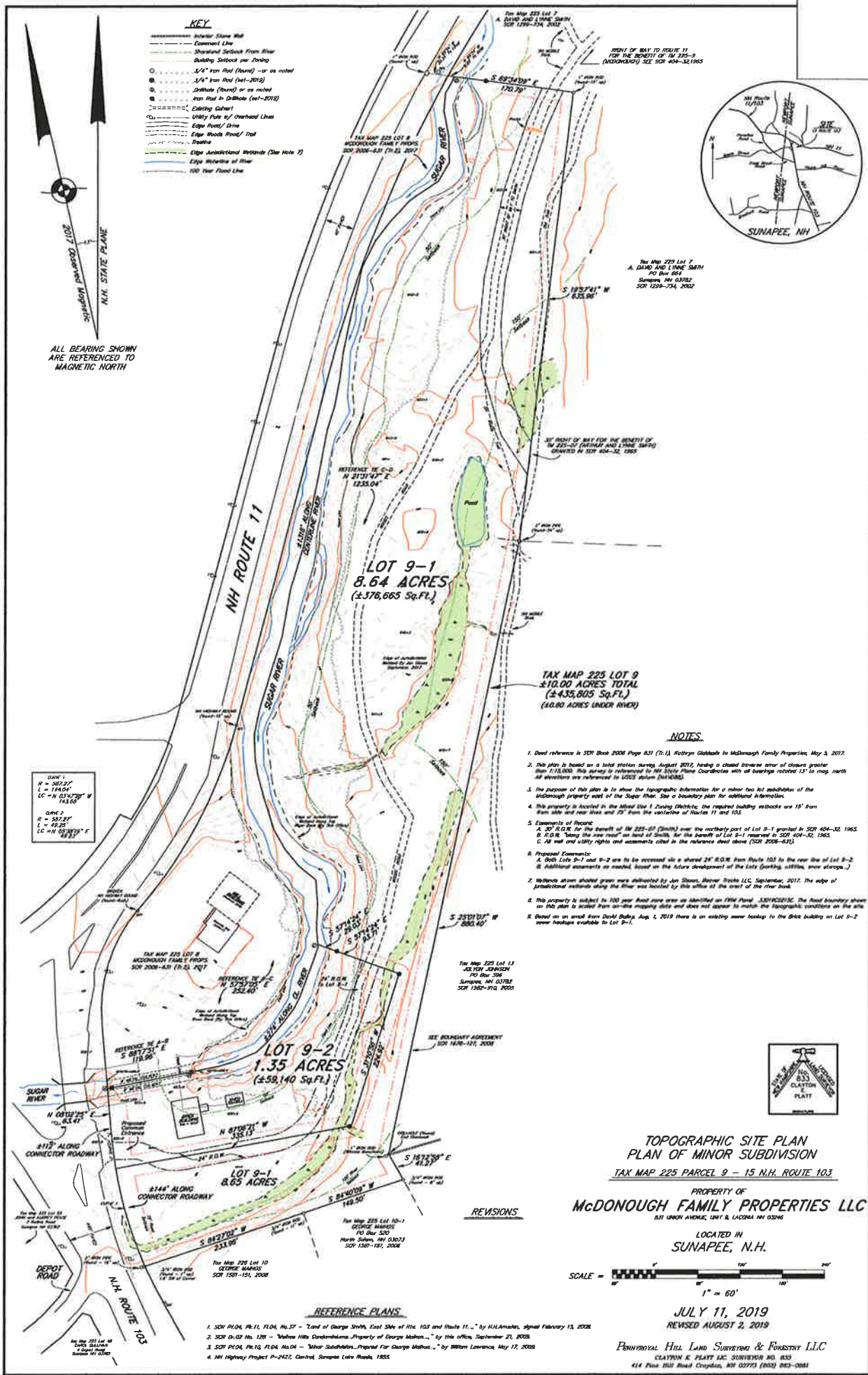


- KEY**
- Boundary Line
  - Easement Line
  - Shoreline Setback From River
  - Building Setback per Zoning
  - 3/4" Iron Rod (found) -- or as noted
  - ⊙ 3/4" Iron Rod (not found) -- or as noted
  - ⊕ Utility Pole or as noted
  - ⊖ Utility Pole or as noted
  - Existing Culvert
  - Utility Pole w/ Overhead Lines
  - Edge Road/ Drive
  - Edge Road Proof/ Trail
  - Fences
  - Edge Jurisdictional Wetlands (See Note 7)
  - Edge Wetlands of River
  - 100 Year Flood Line

ALL BEARING SHOWN ARE REFERENCED TO MAGNETIC NORTH

**DATA 1**  
 R = 202.57'  
 L = 114.04'  
 LC = 0.017270° W  
 143.63'

**DATA 2**  
 R = 207.27'  
 L = 49.25'  
 LC = 0.021917° E  
 143.63'



The Map 225 Lot 7  
 A. DAVID AND LORNE SMITH  
 PO Box 664  
 Sunapee, NH 03276  
 SDP 1229-734, 2002

**NOTES**

1. Deed reference in SDP Book 2006 Page 631 (7-1) Roberts Globale to McDonough Family Properties, May 3, 2017.
2. This plan is based on a total station survey August 2017, having a closed traverse error of closure greater than 1:12,000. This survey is referenced to NAD 83 State Plane Coordinates with all bearings rotated 13.1 to mag. north. All elevations are referenced to LGS2 datum (2011MARS).
3. The purpose of this plan is to show the topographic information for a minor two lot subdivision of the McDonough property west of the Sugar River. See a boundary plan for additional information.
4. This property is located in the zoned R-1 Zoning Ordinance, the proposed building setbacks are 15' from front side and rear lines and 25' from the centerline of Route 11 and 103.
5. Comments of Record:  
 A. 20' R.O.R. for the benefit of NH 225-07 (2017) over the northern part of Lot 9-1 granted in SDP 404-32, 1965.  
 B. R.O.R. "along the rear road" on land of Smith, for the benefit of Lot 9-1 reserved in SDP 404-32, 1965.  
 C. All wet and utility rights and easements listed in the reference deed above (SDP 2006-631).
6. Proposed Easement:  
 A. Both Lots 9-1 and 9-2 are to be accessed via a shared 24' R.O.R. from Route 103 to the rear line of Lot 9-2.  
 B. Additional easements as needed, based on the future development of the lots (parking, utilities, snow storage.)
7. Wetlands shown shaded green were delineated by Jon Sloan, Stearns Brooks LLC, September, 2017. The edge of jurisdictional wetlands along the Sugar River was located by this office at the start of the rear bank.
8. This property is subject to 100 year flood zone area as identified on FEMA Flood - 130PAC0210C. The flood boundary shown on this plan is not to be used for the mapping site and does not appear to match the topographic conditions on the site.
9. Based on an aerial from David Bailey, Aug. 4, 2019 there is an existing sewer hookup to the brick building on Lot 9-2 sewer hookup available to Lot 9-1.

**REVISIONS**

The Map 225 Lot 13  
 JOEL W. JOHNSON  
 PO Box 596  
 Sunapee, NH 03276  
 SDP 1562-912, 2000

**TOPOGRAPHIC SITE PLAN  
 PLAN OF MINOR SUBDIVISION  
 TAX MAP 225 PARCEL 9 - 15 N.H. ROUTE 103**

PROPERTY OF  
**McDONOUGH FAMILY PROPERTIES LLC**  
 631 UNION AVENUE, UNIT 1, LACONA NH 03246

LOCATED IN  
**SUNAPEE, N.H.**



**JULY 11, 2019**  
 REVISED AUGUST 2, 2019

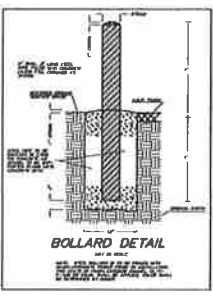
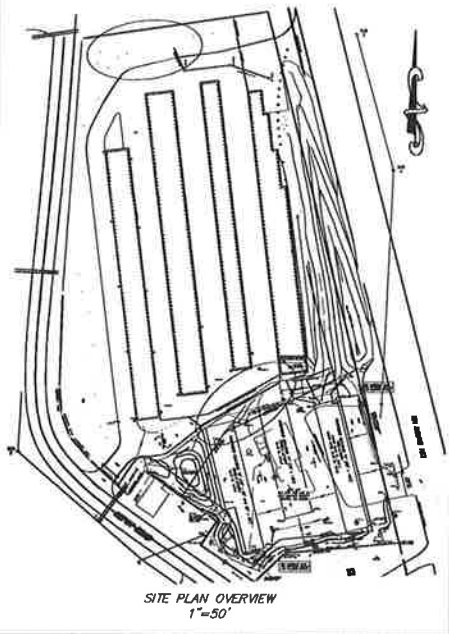
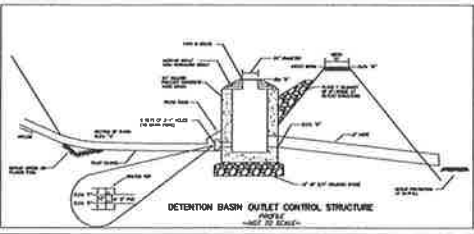
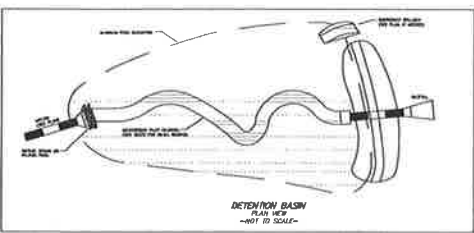
**REFERENCE PLANS**

1. SDP PL04, Pt. 1, FLD, No. 37 - "Land of George Smith, East Side of Rte. 103 and Route 11..." by H.L. Adams, signed February 15, 2008.
2. SDP D-02 No. 129 - "Wallow Hills Condominiums, Property of George Malhotra..." by this office, September 21, 2008.
3. SDP PL04, Pt. 1, FLD, No. 04 - "Silver Subdivisions, Prepared For George Malhotra..." by William Lawrence, May 17, 2008.
4. NH Highway Project P-2427, Central, Sunapee Lake Road, 1955.

**PENNYHILL HILL LAND SURVEYING & FORESTRY LLC**  
 CLAYTON K. PLATT, L.S. SURVEYOR NO. 833  
 414 Pine Hill Road, Crofton, NH 03270 (603) 882-0881

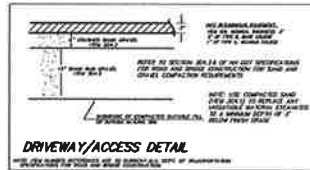






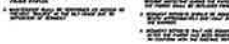
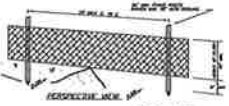
**GRASS SWALE TYPES**

SWALE TYPE	MIN. WIDTH (FT)	MIN. DEPTH (IN)	MIN. SLOPE (H:V)	MIN. SLOPE (S:100)	MIN. SLOPE (S:100)	MIN. SLOPE (S:100)
1	12	6	1:1	1:1	1:1	1:1
2	12	6	1:1	1:1	1:1	1:1
3	12	6	1:1	1:1	1:1	1:1



- GENERAL CONSTRUCTION SEQUENCE**
1. Establish temporary construction access.
  2. Clear existing structures and remove materials from site. Cut or remove curb curbs and other items not required for the project.
  3. Establish temporary erosion control measures on site.
  4. Install site and erosion control measures per project plan and 48-hour notice.
  5. Install temporary erosion control measures on site.
  6. All cut and fill slopes shall be stabilized with 4" of base and seed immediately upon final completion of slope project. 4" of base and seed shall be in place by or within 14 days of final completion of slope project.
  7. Final erosion control measures shall be installed according to the project plan and 48-hour notice.
  8. Final erosion control measures shall be installed according to the project plan and 48-hour notice.
  9. Final erosion control measures shall be installed according to the project plan and 48-hour notice.
  10. Complete final project operations.

- TEMPORARY EROSION CONTROL NOTES**
1. Temporary erosion control practices shall be in accordance with the BEST MANAGEMENT PRACTICES as published in the NH Department of Resources and Conservation's Erosion Control Manual.
  2. Erosion control measures shall be installed in all locations as shown on plans. Once established, such sites for installation shall be maintained until the project is complete.
  3. The contractor shall provide a written protocol for the installation and maintenance of erosion control measures.
  4. All erosion control measures shall be installed in accordance with the project plan and 48-hour notice.
  5. All erosion control measures shall be installed in accordance with the project plan and 48-hour notice.
  6. All erosion control measures shall be installed in accordance with the project plan and 48-hour notice.
  7. All erosion control measures shall be installed in accordance with the project plan and 48-hour notice.
  8. All erosion control measures shall be installed in accordance with the project plan and 48-hour notice.
  9. All erosion control measures shall be installed in accordance with the project plan and 48-hour notice.
  10. All erosion control measures shall be installed in accordance with the project plan and 48-hour notice.



DATE: \_\_\_\_\_

Having Said Chapter:

Three One

Five One

Two One

Four One

Water & Sewer Commission

Construction Commission

The User of this Site Plan Acknowledges, Notices of Decision and Construction is a part of the site plan and approval of the site plan shall be the responsibility of the user of the site plan. The user of the site plan shall be responsible for the installation, maintenance and removal of the erosion control measures shown on the site plan.

**SITE PLAN DESIGN**

DESIGNED FOR  
**MCDONOUGH FAMILY PROPERTIES, LLC**  
 FOR PROJECT LOCATED AT  
 46 NH ROUTE 103  
 SUNKAPEE, NEW HAMPSHIRE  
 REVISED 7/15/10 (SITE OVERVIEW ADDED & EDITED FOR CLARITY)

**BLAKEMAN ENGINEERING, INC.**  
 P.O. BOX 4 ROUTE 114  
 NORTH SUTTON, NEW HAMPSHIRE 03260  
 (603) 927-4163



