

**TOWN OF SUNAPEE  
PLANNING BOARD AGENDA  
FOR THURSDAY NOVEMBER 14, 2019  
7:00PM at the TOWN MEETING ROOM  
23 EDMONT ROAD**

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

Parcel ID: 0129-0078-0000	Site Plan Review 350 square feet fabricating shop 7 Main Street Leena Mark
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Parcel ID: 0128-0051-0000	Tree Cutting & Vegetation Clearing 30 Garnet Street TAS Monk Irrevocable Trust
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Parcel ID: 0101-0009-0000	Lot Merger
Parcel ID: 0101-0010-0000	20 Stoney Brook Road Springfield Road Garrett Judkins

Revisions to Agenda

3. Consultations
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 SITE PLAN REVIEW**  
(PDF OF SITE PLAN MUST BE INCLUDED WITH APPLICATION)

1. Landowner(s) Name(s) LEENA M. MARK  
Address 7 MAIN STREET, SUNAPEE, NH  
(Mailing) P.O. Box 1, SUNAPEE, NH 03782-0001  
Phone (603) 763-9769
2. Zoning District VILLAGE-COMMERCIAL
3. Project Location: 7 MAIN STREET, SUNAPEE, NH
4. Parcel ID: 0129/0078/0000
5. Complete description of current use of property:

RESIDENTIAL

6. Does this project require a special exception or variance by the ZBA as outlined in the Sunapee Zoning Regulations? Yes  No  (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.)

350 SF FABRICATING SHOP, NO OUTSIDE EMPLOYEES  
2 DWELLING UNITS, HOURS 8 AM - 7 PM

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.

Leena M. Mark  
Signature(s) of Landowner(s)

10/2/19  
Date

Date of Application:

Phase I \_\_\_\_\_ Phase II \_\_\_\_\_  
Phase III \_\_\_\_\_ Major Site Plan \_\_\_\_\_

Home Business MARINE FABRICATOR

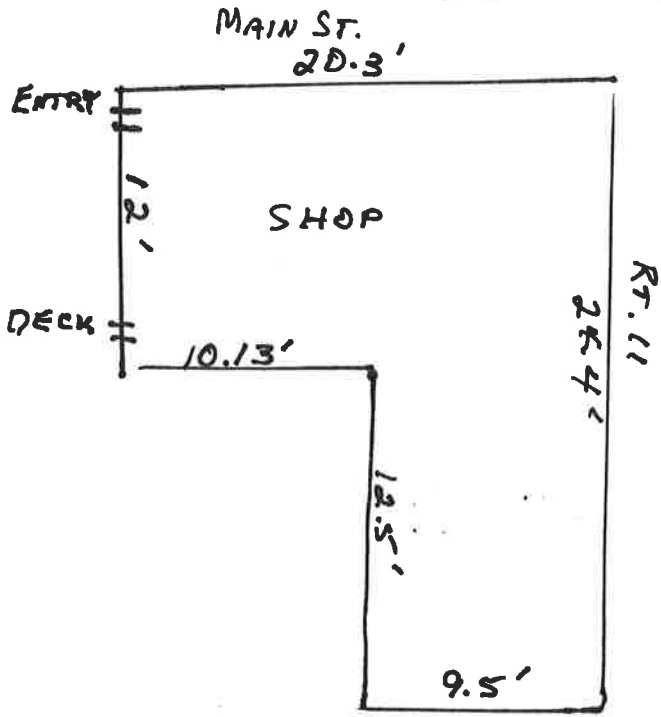
Fee Paid 150<sup>00</sup> / - Method of Payment CK 97

JMM

7 Main Street



Lovely Curb Appeal



Family Room or Office Above Garage



Living Room or Office Above Garage



69

0.73 AcC

76

0.43 AcC

121.5'

51'

41'

46.5'

87'

91.5'

69'

11'

45.74'

36'

77

0.26 Ac



TOWN OF  
SUNAPEE

ABBOTT LIB.

86.8'

134'

78

0.32 AcC

SHOP  
↕

120'

108'

194.5'

102.1'

79

0.39 AcC

7.5'

81'

68'  
↕

114'S

65'S

MAIN  
STREE

475'

82

Parking

Indoor →

Outdoor →



7 Main Street  
Sunapee, NH 03782



11  
0.24 AcC

74  
0.33 AcC

70  
0.41 AcC

62  
0.78 AcC

75  
0.22 AcC

63  
0.69 AcC

76  
0.43 AcC

69  
0.73 AcC

64  
0.34 AcC

77  
0.26 Ac  
TOWN OF  
SUNAPEE  
ABBOTT LIB.  
E

78  
0.32 AcC

68  
0.40 AcC

79  
0.39 AcC

80  
0.19 AcC

82  
2.4 AcC

67  
0.4

25.23'  
119.53'

82.5'  
82.5'

135'S  
39.01'  
43.46'

64.9'  
35'

62.04'

92.87'

143.32'

115.5'

82.5'

45.74'

134'

86.8'

65'S

CENTRAL STREET

MAIN STREET

99'

33'

135'S

125'S

135'S

185'S

121.5'

165'

51'

41'

91.5'

87'

120'

108'

81'

114'S

475'

105'

27.2'

11.7'

22.2'

18.2'

19'

48'

118.4'

102.7'

194.5'

84.2'

74.8'

100'

91'

42'

6

0.1

7

6

0.1

67

0.4

R/W

82.5'

89'

125'

136.5'

145'

114'

42'

6

0.1

7

6

0.1

67

0.4

RECEIVED

PERMIT APPROVAL # \_\_\_\_\_

OCT 10 2019

TOWN OF SUNAPEE

TOWN OF SUNAPEE  
**TREE CUTTING & VEGETATION CLEARING  
REQUEST FORM  
FEE-\$75**

# 75.00 pd  
CK# 1378

For properties 250' or closer to certain lakes, pond and rivers.

This application is required prior to:

- 1) Any tree cutting within 150' of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River
- 2) Any stump or root removal within 50' of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River
- 3) Any project that involves the removal of more than 1,000 square feet of vegetation (plants, trees or saplings) within 150-feet of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River

What is the Shoreline Overlay? All lands within 250' feet of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River.<sup>i</sup>

What is the Natural Woodland Buffer? The Natural Woodland Buffer is the area within 150-feet from the shorelines (normal high-water mark) of Lake Sunapee, Ledge Pond, Mountain View Lake, Otter Pond, Perkins Pond, Sugar River.<sup>ii</sup>

*W/ ANDRA RIDLEY*

1. Landowners Name: TAS MONK IRREVOCABLE TRUST 2. Parcel ID: Tm 128 LOT 51  
 2. Parcel Street Address: 30 GARNET ST  
 3. Mailing Address: 30 GARNET ST. SUNAPEE, NH 03782  
 4. Phone #: Doug Gamsby 354-8338 5. Email: \_\_\_\_\_  
 5. Preferred method of contact (check all that apply):  Phone  Email  US Post Mail  
 6. Name of river/lake/pond abutting property: LAKE SUNAPEE

Have you obtained any permits from State of NH, Department of Environmental Services (DES) for this project?

Yes  No  If yes, attach copy of permit to this application.

NOTE: Any cutting, or removal of natural vegetation, on ponds, lakes or rivers must be by permit from DES.<sup>iii</sup>

PROPOSED TREE CUTTING

Please mark all trees listed on this application with ribbon or surveyor's tape to assist the Town with any necessary site inspections. Attach any plan, site sketch, or photos to this application. Be sure to include location of buildings and driveways in relation to proposed tree cutting, and measurements to the shoreline and/or property lines.

Are you planning to cut more than 5 trees in the Woodland Buffer within a 12-month period?  Yes  No

Are those trees at least 6" in diameter (or 18" circumference) at 4.5' above the ground?  Yes  No

If yes, attach to this application a Cutting & Clearing Plan, showing the exact location, size and type of tree to be cut. Your application will be reviewed by the Sunapee Planning Board at their next available meeting.<sup>iv</sup>

1. List all trees within the first 50-feet of the shoreline, that are at least 6" in diameter (i.e. 18" in circumference) at 4.5-feet above ground level.<sup>v</sup>

Tree Type	Diameter	Condition
1. <u>Ash</u>	<u>8"</u>	<u>(3)*</u>
2. <u>Ash</u>	<u>10"</u>	<u>(3)*</u>
3. <u>Ash</u>	<u>11"</u>	<u>(3)*</u>

Tree Type	Diameter	Condition
4. <u>HEMLOCK</u>	<u>16"</u>	<u>(5)*</u>
5. _____	_____	_____

(Attach list of additional trees if needed)

2. List all trees located between 50 to 150-feet of the shoreline, that are at least 6" in diameter (i.e. 18" in circumference) at 4.5-feet above ground level.

Tree Type	Diameter	Condition
1. <u>ASH</u>	<u>18"</u>	<u>(1)*</u>
2. <u>MAPLE</u>	<u>10"</u>	<u>(2)*</u>
3. <u>HEMLOCK</u>	<u>9"</u>	<u>(4)*</u>

Tree Type	Diameter	Condition
4. <u>BIRCH</u>	<u>20"</u>	<u>(6)*</u>
5. _____	_____	_____

(Attach list of additional trees if needed)

\* SEE TREE ASSESSMENT BY HARDING HILL FARM DATED OCT. 9, 2019 (ATTACHED)

**STUMPS & ROOTS WITHIN THE FIRST 50-FEET OF THE SHORELINE**

Stumps and their root systems which are located within 50' of normal high-water shall be left intact in the ground, unless removal is specifically approved by the Wetlands Board (NH DES) pursuant to RSA 482-A.<sup>vi</sup>

Check the appropriate option below:

- 1. Stumps or roots systems will NOT be removed within the first 50-feet of the shoreline.
- 2. Stumps and roost systems WILL be removed within the first 50-feet of the shoreline, in accordance with the attached permit issued by NH DES.
- 3. Not Applicable. This project does not involve any activity within the 50-foot buffer.

**PROPOSED VEGETATION REMOVAL**

Does your project include removal of more than 1,000 square feet of vegetation (plants, trees or saplings) within 150-feet of the shoreline, i.e. the Natural Woodland Buffer?

Yes  No

- If yes, attach to this application a Cutting & Clearing Plan. Include a diagram showing the square footage of the vegetation area to be removed and describe in detail the replanting plan. Your application will be reviewed by the Sunapee Planning Board at their next available meeting.<sup>vii</sup>

Note: Where natural vegetation is removed it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty.<sup>viii</sup>

\*\*\* SEE PAGE 3 FOR SIGNATURE \*\*\*



**ADDITIONAL GUIDELINES**

The following is a summary of additional requirements related to the Shoreline Overlay District, per the Sunapee Zoning Ordinance, Article 4.33 Shorelines - Specific Provisions, Section B, (8) Erosion Control, Part (B) Cutting and Removal Of Natural Vegetation Within The Natural Woodland Buffer. You may read the Zoning Ordinance in its entirety online at [www.town.sunapee.nh.us](http://www.town.sunapee.nh.us) or view the paper copy available at the Sunapee Town Office, 23 Edgemont Road.

**Concerning The Removal Of Natural Vegetation Within The Natural Woodland Buffer:**

- Where natural vegetation is removed it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty.<sup>ix</sup>
- The following activities are permitted within the Natural Woodland Buffer: normal trimming, pruning, and thinning (of saplings less than 6" in diameter) to enhance growth, to minimize the entry of vegetative debris into lakes and ponds, or to prevent the overgrowth of natural beaches; and felling and replacement of decaying trees and shrubs.<sup>x</sup>
- Not more than 50% of the entire basal area\* may be removed for any purpose in a 20-year period. Replacement planting with native or naturalized species may be permitted to maintain the 50% level.
  - Exception: Up to 7,500 square-feet of basal area removed for structures, driveways, or parking areas shall be excluded when computing percentage limitations.<sup>xi</sup>
- A *Well-Distributed Stand of Vegetative Matter* (see definition below) shall be maintained in the Natural Woodland Buffer . . .
  - Exception: . . . except for those areas within 20' of existing or proposed structures, 12' from the centerline of driveways, and 10' from the edge of parking areas.<sup>xii</sup>
- **DEFINITIONS - *Well-Distributed Stand of Vegetative Matter*** - This matter includes trees, saplings, shrubs, and ground covers and their living, undamaged root systems. The distribution of such shall be as follows<sup>xiii</sup>:
  - *Undeveloped Lots (Prior to March 12, 1996)* - Permitted cutting per 50 feet of linear water frontage shall not reduce the total *basal area* below 9 square feet. If a lot is not 150' in depth, the required *basal area* shall be proportioned accordingly. Saplings with less than 2" diameter shall not be used to calculate minimum *basal area*. In no case shall there be any area more than 500 square feet completely cleared of vegetative matter unless such is naturally occurring.
  - *Lots with Dwelling Units (Prior to March 12, 1996)* - Permitted cutting per 50 feet of linear water frontage shall not reduce the total *basal area* below 6 square feet. If a lot is not 150' in depth, the required *basal area* shall be proportioned accordingly. Saplings with less than 2" diameter shall not be used to calculate minimum basal area.
  - *Basal area\** is defined as the cross-sectional area of a tree measured at a point 4.5' above the ground. (Adopted 3/12/1996).
    - *\*Basal Area:* For purposes of this application, the basal area is considered the cross section at 4.5' from the ground of all trees, shrubs and saplings with at least a 2" diameter.

**SIGNATURE OF PROPERTY OWNER(S):**

By signing below, I verify that: 1) all trees listed on this application have been marked with ribbon or surveyor's tape; 2) I have read the above Additional Guidelines; and 3) I give permission for a Town official(s) to visit the property in association with the approval of this application.

Andrea Ridley  
 Signature of Landowner(s)

ANDREA RIDLEY TRUSTEE  
 Printed Name(s) TASMONK TRUST

10/9/19  
 Date

# Greenline Property Services, LLC

54 North Road, Sunapee, NH 03782  
[greenline@myfairpoint.net](mailto:greenline@myfairpoint.net) Cell: 603-304-8338

## LETTER OF AUTHORIZATION

Oct. 8, 2019

To whom it may concern:

*Andrea*

I, ~~Andra~~ Ridley trustee for Tas Monk Irrevoc. Trust & owner of #30 Garnet Street (aka Tax Map 128, Lot 51), Sunapee, N.H., grant to Douglas Gamsby of Greenline Property Services, LLC to represent me concerning a Tree Cutting Plan presented to the Sunapee Planning Board in Sunapee, New Hampshire. Such authorization will cease when a decision has been made by the Town of Sunapee Planning Board.

*Andrea Ridley*

Signed Andra Ridley

*ANDREA RIDLEY*



**Harding Hill Farm LLC**  
**524 Stagecoach Road**  
**Sunapee, NH 03782**  
**(603)863-6493**

**Date: October 9, 2019**

**Tree Health Assessment Submitted to"**

Andrea Ridley  
30 Garnet Street.  
Sunapee, NH 03782  
617-840-5029  
ridleya@comcast.net

The following trees were inspected during a site visit and the following notes were taken on each tree.

1. **Large white ash on the right side of the house, 18".**  
Tree is failing due to ash yellows, a common fungal disease in this area. The crown of the trees is already starting to show signs of die back. Ash trees, once decay has started, become very brittle. It is recommended that with the close proximity to the house and the yard being the focal point of the property, the tree be removed.
2. **Small sugar maple on the left side of the house, 10".**  
This tree has had the top broken out of it many years ago and as a result a large decay column has formed all along the back side of the tree. With the poor attachment point of the main stem and the amount of decay that has formed, the tree should be removed before winter to prevent heavy snow and ice loads forming on the tree and causing failure.
3. **Clump of three ash trees; 8", 10", 11".** The trees are failing or dead due to ash yellows, a common fungal disease in ash. Recommend to remove.
4. **Small hemlock near the dying ash trees, 9".** Most likely died from too much water on its root system. With recent direction change in the runoff water from the road there has been an increased amount of water in this area, causing one hemlock to tip over and most likely caused this tree to die due to the change in soil conditions and possibly salt in the water.
5. **Large hemlock near the dying hemlock and dying ash trees, 16".** This tree has a crown that has started to thin, most likely due to the excess amount of water that has been redirected in this direction. With the excess amount of water and evidence of a recent tree that up rooted, this tree should be removed before a weak root system is the cause of failure.

- 6. Large white birch tree leaning over the house, 20". Concerns for this tree are the decay areas at the base of the tree. White birch is susceptible to decay in the tree with very little evidence on the outside. With three holes and or areas of entry for water, it would be very likely for rot to be already started at the base. With the weight over the house it is recommended to remove.**

Respectfully submitted by: **Tyler Webb**  
**NH Certified Arborist #402**  
**Harding Hill Farm, LLC**  
524 Stagecoach Road  
Sunapee, NH 03782  
603-863-6493 office  
603-504-4121 cell

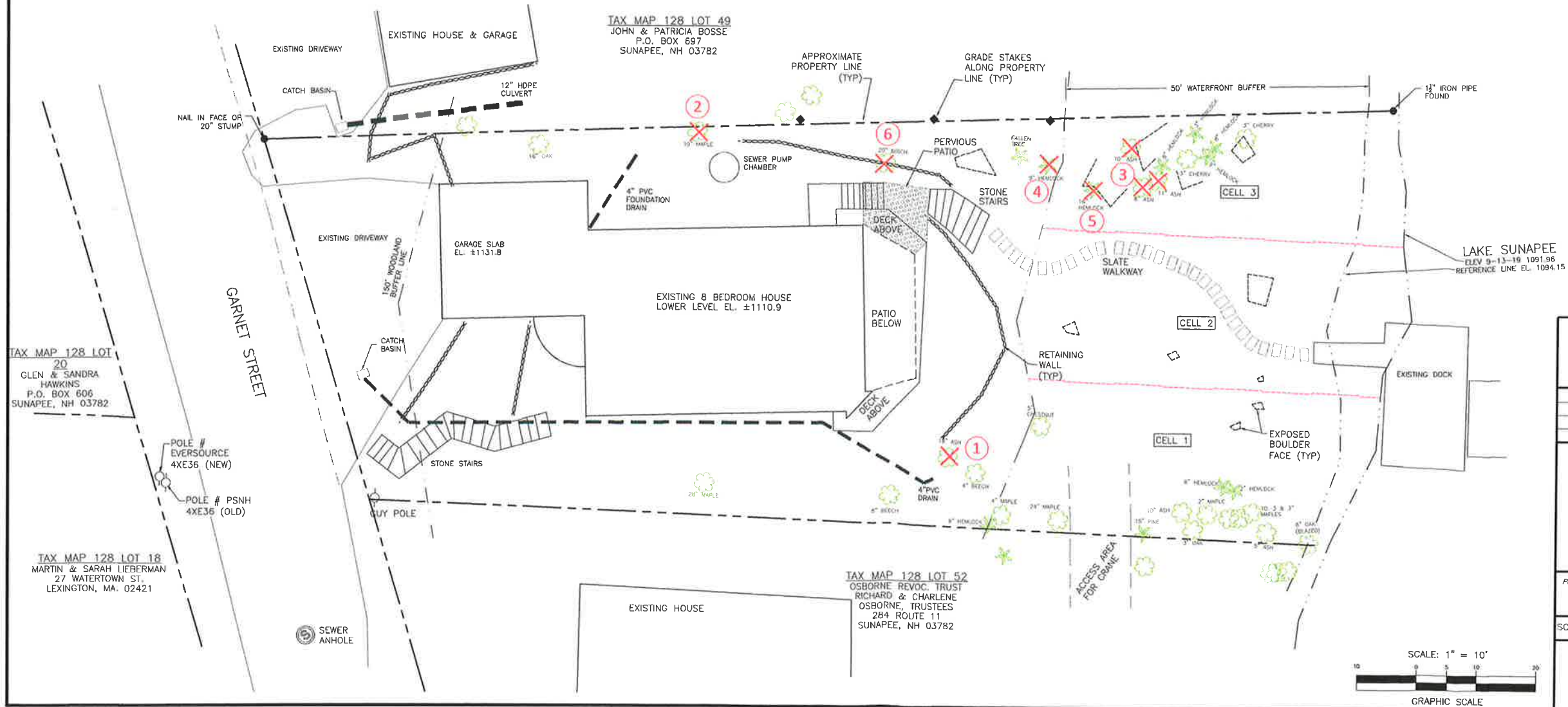
**LEGEND**

- APPROX. PROPERTY LINE
- LAKE REFERENCE LINE
- REFERENCE SETBACK LINE
- TREE CELL DIVIDER LINE
- 🌳 EXISTING DECIDUOUS TREE
- 🌲 EXISTING CONIFEROUS TREE
- ✗ TREE TO BE REMOVED
- ① EXPLANATION # ON TREE HEALTH ASSESSMENT BY HARDING HILL FARM, OCT. 9, 2019

**NHDES SHORELAND TREE COUNTS 25' x 50' GRID**  
(25 POINTS REQUIRED PER 25' CELL)

CELL #	1-3"	3-6"	6-12"	>12"	Total Points
	1 Pt. ea.	5 Pts. ea."	10 Pts. ea"	15 Pts. ea"	
CELL 1	5	4	4	2	85 Points
CELL 2	0	0	0	0	0 Points
CELL 3	3	0	3	0	33 Points

- NOTES:**
- OWNER OF RECORD:  
TAS MONK IRREVOC. TRUST  
c/o ANDREA RIDLEY  
30 GARNET ST.  
SUNAPEE, NH 03782
  - TAX MAP 128 LOT 51, SUNAPEE, NH  
LOT AREA: 0.27 AC.  
SCRO BK. 1717 PG. 569
  - BOUNDARY LINES SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED ON CURRENT DEED AND EXISTING MONUMENTATION.
  - THE INTENT OF THIS PLAN IS TO LOCATE AND IDENTIFY 8 DEAD OR UNHEALTHY TREES WITHIN 150' OF LAKE SUNAPEE PROPOSED TO BE REMOVED.



<p><b>TAX MAP 128 LOT 51</b> 30 GARNET ST. SUNAPEE, NH</p> <p><b>TREE REMOVAL PLAN</b></p>	
<p>PREPARED FOR:</p>	<p>TAS MONK IRREVOC. TRUST c/o ANDREA RIDLEY 30 GARNET ST., SUNAPEE, NH 03782</p>
<p>SCALE: 1" = 10'</p>	<p>DATE: 9-16-2019    PROJ. NO. 19-158    SHEET 1 of 1</p>
<p><b>GREENLINE PROPERTY SERVICES, LLC</b> 54 NORTH ROAD SUNAPEE, NH greenline@myfairpoint.net 603-304-8338</p>	

