

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **MARCH 6, 2014**

4 **PRESENT:** Peter White, Chair; Robert Stanley, Vice-Chair; Donna Davis Larrow; Tanner Royce; Kurt
5 Markarian; Shane Hastings, ex-officio member; Michael Marquise, Planner

6 **ABSENT:** Erin Andersen; Charlotte Brown, alternate

7 Chairman White called the meeting to order at 7:00pm.

8 Changes to the Minutes from the February 6, 2014 meeting: Change lines 64-65 to read "...the
9 maintenance agreement that the properties on the proposed road..." Change line 94 to read "...the
10 work that the letter is for be completed..." Change line 165 to read "Mr. Gamsby changed the lot
11 loading to be able..." Change line 212 to read "...but if requested from the State they widen it, they will
12 do so." Change line 247 to read "Mr. Rodewald continued that they have drawn a drainage plan..."
13 Change line 294 to read "...another concern of the Zoning Board was with the waste..."

14 Kurt Markarian made a motion to accept the minutes from February 6, 2014 as amended. Shane
15 Hastings seconded the motion. The motion passed unanimously.

16 **(CONTINUED) PARCEL ID: 0211-0018-0000: SITE PLAN REVIEW: REVIEW PROPOSAL TO OPEN AND**
17 **OPERATE A DANCE AND FITNESS STUDIO AND RETAIL SALES SPACE IN EXISTING WAREHOUSE AND**
18 **PACKAGING BUILDING. ALSO, CONTINUE USING SEPARATE OFFICE BUILDING AS LEASED OFFICE**
19 **SPACE. 962 ROUTE 11, MURIEL M. KULOW REVOC TRUST (KELLIANN BOGAN - BUYER)**

20 Kelliann Bogan and Doug Gamsby of CLD Engineers continued presenting the merits of the case.

21 Mr. Gamsby said that he has received a State of NH driveway permit and signoffs from Police, Fire and
22 Highway; there were some concerns about traffic flows. Mr. Gamsby said that the Highway Director,
23 Scott Hazelton, commented that they needed to determine the need for a turning lane through
24 consultation with NH DOT. The Police Department commented that they are concerned with traffic flow
25 in and out of Route 11. The Fire Department commented that the building needs to meet State and Fire
26 codes.

27 Mr. Gamsby said that he has revised the parking on the South end of the property as he noticed that
28 there are a row of boulders that were under snow when the survey was done so they didn't see them.
29 The new proposal is to move the boulders and add five additional parking spaces in that area as needed.
30 Mr. Gamsby continued that he then removed two parking spaces against the building so that area goes
31 from 8 parking spaces to 6. The total number of available spaces will be 38 and the change alleviates the
32 pinch points in the front. The existing driveway at its narrowest is 18.5' so he has moved it out a little so
33 it goes to 20' at the narrowest and joins into the parking area. On Route 11, one of the requests from
34 the State is to have a 25' wide apron on the roadway; at the exit it will be almost 40' wide.

35 Chairman White asked if there were any other issues that needed to be addressed and Mr. Marquise
36 said that there were a few small ones. Mr. Marquise said one thing that was supposed to be done was

37 the Department Head signoffs needed to be added to the Plan. Mr. Gamsby confirmed that this has
38 been completed, though they are not making changes to the property so they didn't get Conservation
39 and there is no Water or Sewer so they did not get that Department.

40 Mr. Stanley asked and Mr. Gamsby confirmed that the NH DOT has approved the driveway permit.

41 Mr. Markarian asked Mr. Marquise if the space that is going to be used in the office building will need to
42 operate within the same hours as the dance studio. Mr. Marquise said that he does not believe they will
43 have to operate within the same hours but advised to put hours on the whole property that would cover
44 both buildings.

45 Chairman White asked if there are an implied number of people that can be in the office spaces based
46 on the parking spaces. Mr. Gamsby said that the building is separated into three spaces and he based
47 the parking on the square footage of the entire building. There was further discussion regarding the
48 parking spaces.

49 Vice-chair Stanley asked about the sign. Mr. Gamsby said that the sign will be 1' x 2' and down lit from
50 the top. Mr. Gamsby gave a copy of an illustration of the sign to the Board. Chairman White noted that
51 the sign is small and Mr. Gamsby asked if this size sign will be the maximum it can be as they have
52 shown it to the Board. Mr. Marquise said that the Board is more concerned with location and lighting.
53 Chairman White said that they will want to make sure they are not within the State's Right of Way and
54 comply with the sign regulations.

55 Chairman White asked if anyone had any further questions for the applicant. As there were no further
56 questions, Chairman White closed the public input part of the meeting.

57 Mrs. Larrow said that she was not certain what the hours of operation are and it was noted that it says
58 9:00 – 5:00 on weekdays on top of the drawing. Ms. Bogan said that the hours are supposed to be 9:00
59 – 8:00. Mrs. Larrow asked if Ms. Bogan would like to have the hours be from 8:00 – 8:00 to allow the
60 office space to open earlier. Ms. Bogan agreed with these hours. Ms. Bogan said that she would also
61 like to have the hours be 8:00 – 8:00 Monday through Saturday. Mr. Gamsby said that he would make
62 these changes on the Plan.

63 Mr. Markarian said that the Plan restricts Ms. Bogan as it reads that she will have 25 students with 3
64 instructors for 1 hour lessons, twice a day. Mr. Marquise said that he feels as though the Board would
65 be comfortable to put a period after instructors as there would not be a difference if there were more
66 than two classes or longer classes within the time frame.

67 Kurt Markarian made a motion to accept the merits for Parcel ID: 0211-0018-0000: Site Plan Review for
68 962 Route 11, with the note that the drawing will be updated so that the hours of operation will be from
69 8:00 – 8:00, 6 days a week and that the sentence regarding the 3 instructors will have a period after 3
70 instructors so that the lessons won't be restricted to just two times a day. Robert Stanley seconded the
71 motion. The motion passed unanimously.

72 **PARCEL ID: 0133-0107-0000: SUBDIVISION / ANNEXATION: SUBDIVIDING 3.99 ACRES AND ANNEXING**
73 **IT TO GRANLIDEN COMMUNITY ASSOCIATION. ROUTE 11, JOSEPH VILLERS AND MONIQUE**
74 **ROSSIGNOL.**

75 Mr. Marquise said that the application was filed in advance, fees were paid, notices were posted, and
76 abutters were notified. The application falls under Article 6.04 of the Subdivision Regulations and, as it
77 is a minor subdivision, is eligible for waivers under 6.05-b. Mr. Marquise continued that he does not see
78 a sign-off from the Granliden Association in the file. David Little said that he was not told that he
79 needed one and signed that the Association is agreeing to this subdivision / annexation. Mr. Marquise
80 said that the waivers are: the boundary survey of the entire parcel; existing and proposed contours;
81 existing and proposed utility lines; storm water drainage; and water supply facilities; with these waivers,
82 the application is complete.

83 Kurt Markarian made a motion to accept the application as complete for Parcel ID: 0133-0107-0000:
84 subdivision / annexation, subdividing 3.99 acres and annexing it to Granliden Community Association on
85 Route 11. Shane Hastings seconded the motion. The motion passed unanimously.

86 Josph Villers and David Little, General Manager of Granliden Community Association, presented the
87 merits of the case.

88 Mr. Little said that the Association approached Mr. Villers and Ms. Rossignol shortly after they
89 purchased the property. They didn't want the entire piece but there are two places there the golf
90 course abuts the property line and this gives them an opportunity to create more of a buffer space.

91 Mr. Marquise said that he was curious about the woods road on the Plan and asked if it is owned by
92 anyone or a Right of Way for anyone. Mr. Little said that he believes the road that is part of Michael
93 Huff's and Pleasant Acres' driveway and is a Right of Way for whoever owns this property. Mr. Villers
94 said that when they purchased the property it was not mentioned. Mr. Little said that the road does
95 have trees through it and no one will be driving on it.

96 Chairman White asked if there were any further questions and as there were none closed the public
97 input part of the hearing.

98 Tanner Royce made a motion to accept the subdivision / annexation for Parcel ID: 0133-0107-0000,
99 subdividing 3.99 acres and annexing it to the Granliden Community Association on Route 11. Donna
100 Davis Larrow seconded the motion. The motion passed unanimously.

101 **REVIEW AND SIGN OFF THE MYLARS FOR MAPLE STREET SUBDIVISION AND AVERY ROAD**
102 **SUBDIVISION.**

103 Mr. Marquise explained that one of the Mylars is for the Avery Rd subdivision for the Sorento's estate.
104 One condition was receipt of the State Subdivision approval which has been obtained. The other Mylar
105 is for the Maple St subdivision and they asked for a note to be added regarding the maintenance for the
106 storm water and which been added. The Board signed the Mylars.

107 **REVIEW AND APPROVE RECOMMENDED CHANGE IN ROAD NAMES TO CLARIFY PROPERTY OWNERS'**
108 **DELIVERY ADDRESSES, 911 LOCATIONS AND ERROR ON TAX MAP – CARY ROAD AND OLD ROUTE 11.**

109 Mr. Marquise showed the Board a map of the lots. Mr. Marquise explained that they would like to make
110 all the lots currently known as Card Rd, Cary Farm Rd, and Old Route 11 to be known as Cary Farm Rd.
111 Everyone except for one person already uses an address of Cary Farm Rd.

112 Donna Davis Larrow made a motion to accept the name change as presented for Cary Farm Rd. Kurt
113 Markarian seconded the motion. The motion passed unanimously.

114 Kurt Markarian made a motion to adjourn at 7:56 pm. Donna Davis Larrow seconded the motion. The
115 motion passed unanimously.

116 Respectfully submitted,

117 Melissa Pollari

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123 Planning Board

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125 Peter White, Chairman

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127 Erin Andersen

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129 Tanner Royce

130 _____

131 Shane Hastings, ex-officio member

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Robert Stanley, Vice-Chairman

Donna Davis Larrow

Kurt Markarian

Charlotte Brown, alternate member