

**TOWN OF SUNAPEE  
PLANNING BOARD MINUTES  
NOVEMBER 9, 2023, 7:00 p.m.  
TOWN MEETING ROOM, 23 EDMONT ROAD**

**Members present in the meeting room:** Chair Peter White, Joe Butler, Jeff Claus, Greg Swick, Richard Osborne, Suzanne Gottling

**Members present on Zoom:** Ann Bordeianu

**Members absent:** Randy Clark

**Also present in the meeting room:** Craig Heino, Code Compliance; Michael Marquise, Town Planner; Allyson Traeger, Land Use and Assessing Coordinator

Chair White called the meeting to order and conducted a roll call at 7:05 p.m. He appointed Ann Bordeianu as a voting member in place of Randy Clark.

#### **NEW CASES**

**Case #TC 23-33, Parcel ID 0113-0035-0000**, on behalf of Richard and Joan Stanchfield, 6 Ridgewood Point Road, Rural Residential, a tree cutting application to remove an additional 10 trees where approximately 25 trees have previously been removed.

**DECISION:** Continued to December 14, 2023.

#### **DISCUSSION:**

Mr. Heino did a site visit and found trees had been removed without a permit. Homeowner Richard Stanchfield submitted a cutting application after the fact. Mr. Heino recommended he appear before the Board, as he would like to remove more trees.

Mr. Stanchfield appeared before the Board. He thought he could remove trees on his property as long as they were over 50 feet from the lake. The Board clarified this is a state requirement; the local ordinance is different. He is removing the trees to clear a location for a house. He has not applied for a building permit yet.

The Board reviewed the process for applying to cut trees as part of a building plan. They asked Mr. Stanchfield to provide a plan showing the trees that have been cut and the ones he proposes to cut. They agreed the trees that have already been cut count towards the annual allowance.

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Chair White advised Mr. Stanchfield to ensure he is complying with local regulations to avoid having to do things after the fact. Mr. Stanchfield agreed to provide the information that the Board requires regarding the trees and the projected footprint of the house.

This case was continued to December 14, 2023.

### CONTINUED CASES

**Case #SPR 23-04, Parcel ID 0147-0017-0000**, on behalf of Suna Restaurant, a Site Plan Review of removal of a current shed used to house cooler units to rebuild a new space to house new cooler units at the back of the building.

**DECISION:** The Site Plan was approved.

#### DISCUSSION:

Scott Ouellette, owner of Suna Restaurant, appeared before the Board with an updated site plan. The proposed addition will provide protection from the weather for the walk-in cooler and freezer as well as employees accessing the equipment. Mr. Ouellette addressed issues presented by the Board at the last meeting, including the accessibility of the area behind the proposed addition. There was a discussion about the number of parking spaces available and the number of patrons allowed. If, after striping the lot, more spaces are available, Mr. Ouellette can return with an amended site plan.

Chair White asked for Board input. Ms. Bordeianu clarified that handicapped parking spaces are included in the final count and Mr. Ouellette verified this was the case.

Chair White asked for public input; there was none.

Chair White closed public input.

**Mr. Claus made a motion to approve Case #SPR 23-04, Parcel ID 0147-0017-0000, a Site Plan Review of the removal of a current shed used to house cooler units to rebuild a new space to house new cooler units at the back of the building, Suna Restaurant, 6 Brook Road, Sunapee. The seating capacity for the restaurant will be a maximum of 130. Mr. Osborne seconded the motion. A vote was taken. The motion carried 7-0-0.**

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Chair White noted the following two cases are being discussed concurrently.

**Case #SPR 23-05, Parcel ID 0232-0023-0000**, on behalf of Jared and Laura Raymond, 60 Route 103, Sunapee, Mixed-Use District, to change the current use of the property from use of

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residential to commercial use, utilizing the existing house as office space for up to 20 employees and establishing parking areas.

**DECISION:** This case was continued to December 14, 2023.

### **DISCUSSION:**

Jim Bruss, agent, appeared before the Board. He requested a continuance, as they do not have drainage calculations.

This case was continued 35 days, to December 14, 2023.

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**Case #SPR 23-06, Parcel 0232-0018-0000**, on behalf of Jim Bruss, 46 Depot Road, Mixed-Use District, to change current use of property from use of residential to commercial use for Landscaping Shop Yard and Carpentry Shop, inclusive of one dwelling unit and up to 20 employees.

**DECISION:** The Site Plan Review was approved.

### **DISCUSSION:**

Jim Bruss, agent, appeared before the Board. He noted they have preliminary drainage calculations and a new site plan. The Board discussed parking on the two parcels, including leased spaces. Mr. Marquise asked if the infiltrative area and catch basins will help with the quality of the runoff. Mr. Bruss said this is the intent, as they are designed as sediment basins. The Board verified the proposed lighting and that there will be no signage. They discussed the distance of the property from Trask Brook.

Chair White asked for public input; there was none.

Chair White closed public input.

**Mr. Claus made a motion to approve Case #SPR 23-06, Parcel 0232-0018-0000, to change current use of property from use of residential to commercial use for Landscaping Shop Yard and Carpentry Shop, inclusive of one dwelling unit and up to 20 employees at 46 Depot Road. Mr. Swick seconded the motion. A vote was taken. The motion carried 7-0-0.**

### **CONSULTATION**



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**Parcel 0225-0038-0000**, on behalf of Ali Leleszi, Rockingham Brewing Company, 30 Route 103, a Mixed Use District, to change the current use of the property from commercial business to a brewery.

### **DISCUSSION:**

Ali and Rob Leleszi of Rockingham Brewing Company appeared before the Board, along with the potential owners of the building (Dave, Mark, and Justin). Ms. Leleszi explained they currently have a taproom and brewery in Derry and plan to open an additional location in Sunapee. She noted they do not have access to the building yet, so it is difficult to present a detailed plan.

The Board discussed the parking guidelines and a suitable location for a food truck. Mr. Marquise noted that breweries have an extra high strength of wastewater. He recommended they meet with the Town Water and Sewer Department to discuss requirements. The Board verified that the zoning allows for this type of use.

Mr. Leleszi clarified they would be renting the building from the potential owners.

Ms. Bordeianu asked if soil testing will be done, as the site formerly housed a small engine repair business. One of the potential owners said this probably will be a contingency on buying the property.

Chair White mentioned the need to comply with regulations regarding signage, lighting, and drainage. The Board discussed traffic patterns and any issues accessing the property. They also discussed the departments involved in approving a brewery and obtaining a liquor license. Any setbacks from the road would need to be discussed with the DOT. The Board outlined the permits and plans that will be needed.

The Leleszis thanked the Board for their input.

### **OTHER BUSINESS**

**Parcel ID 0237-0004-0000 and Parcel ID 0237-0007-0000, a lot merger**, on behalf of Michael F. Bressette, Jr., 47 Harding Hill Road.

**DECISION:** The lot merger was approved.

### **DISCUSSION:**

Mr. Marquis said this will cross a Town road, which has been accepted in the past because the road does not necessarily divide the lot; it is a right of way. He clarified there are not two dwelling units; one structure is a garage.

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Mr. Bressette appeared before the Board. He noted that a past deed reflected these parcels used to be one lot, but were later separated. The well for the house is on the second property, so it cannot be built on.

Chair White asked for Board input. Ms. Bordeianu asked what type of dwelling this is. Mr. Bressette said it is a single-family home. Mr. Claus asked if the Board needs to make a condition that the garage cannot include a dwelling unit. Mr. Marquise clarified that an ADU could be added, if the new ordinance passes. Mr. Bressette said there can be no septic on the lot and there is no water on the lot, so an ADU could not be added.

Chair White asked for public input; there was none.

Chair White closed public input.

**Mr. Claus made a motion to approve the lot merger of Parcel ID 0237-0004-0000 & Parcel ID 0237-0007-0000, 47 Harding Hill Road. Mr. Osborne seconded the motion. A vote was taken. The motion carried 7-0-0.**

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The Board discussed correspondence received from the DOT concerning pending repairs to Route 11 between Sunapee and Georges Mills. It noted a number of issues that might have a bearing on the project. The Board agreed there was no action they needed to take.

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Ms. Traeger reviewed the status of the short-term rental registration process and deadline.

### **REVIEW AND ACCEPTANCE OF MINUTES**

#### **June 8, 2023, Minutes**

On line 33, change the wording to "treated in chambers for detention using a sand filter." On line 58, the last word should be "road." On line 82, change "cheaper" to "chamber." Change the wording to "the full drainage report." Change "showing application and testing" to "shoreland application process." On line 98, change the wording to "pervious pavers in the parking lot." On line 108, change "shoulder boats" to "motor boats." Change the wording to "sailboats." The next sentence, the wording should be "Cobalt, Boston Whaler, and Chaparral."

**Ms. Gottling made a motion to accept the minutes of June 8, 2023, as corrected. Mr. Osborne seconded the motion. A vote was taken. The motion carried 7-0-0.**

#### **July 13, 2023, Minutes**

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On line 64, change to, "A member from the public audience asked if there would be extra buildings." On line 76, the statement was made by the applicant. On line 91, change the wording to, "At the time of the next meeting, they will be at..." On line 93, add a period after "case" and change "prove" to "approve." Change the wording to, "Or it can be extended, if mutually agreed upon." It was noted to condense the Other Business section, only listing topics discussed.

**Mr. Swick made a motion to accept the minutes of July 13, 2023, as corrected. Mr. Osborne seconded the motion. A vote was taken. The motion carried 7-0-0.**

The minutes for the August 2023, meetings were assigned for review. Ms. Traeger noted the draft minutes are no longer being posted to the website. They are available, if requested.

**ADJOURNMENT**

**Mr. Swick made a motion to adjourn. Mr. Butler seconded the motion. The motion carried 7-0-0.**

Meeting adjourned at 9:38 p.m.

Respectfully submitted,

Beth Hanggeli  
Recording Secretary

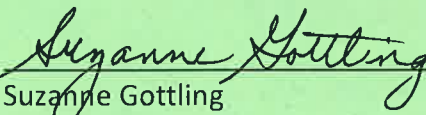
**Planning Board**

  
Peter White, Chairman

  
Gregory Swick

  
Randy Clark

Ann Bordeianu

  
Suzanne Gottling

Joe Butler

Jeff Claus