

1 **TOWN OF SUNAPEE**

2 **PLANNING BOARD**

3 **AUGUST 7, 2014**

4 **PRESENT:** Peter White, Chair; Tanner Royce; Kurt Markarian; Shane Hastings, ex-officio member;
5 Michael Marquise, Planner

6 **ABSENT:** Robert Stanley, Vice-Chair; Donna Davis Larrow

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

8 Changes to the Minutes from the July 17, 2014 meeting:

9 Shane Hastings made a motion to accept the minutes of July 17th as presented. Tanner Royce seconded
10 the motion. The motion passed unanimously.

11 **PARCEL ID: 0218-0070-0000: MINOR SUBDIVISION: SUBDIVIDE THREE (3) ACRE PARCEL INTO TWO (2)**
12 **BUILDING LOTS. 21 AVERY RD, BRADEN & NATALIE MILES.**

13 Mr. Marquise stated that the application was filed in advanced, fees were paid, notices were posted,
14 and abutters were notified. The application falls under Article 6.04 of the Subdivision Regulations and is
15 a minor subdivision so it qualifies for waivers under 6.05 (b). There are two waivers that would be
16 appropriate, one is existing and proposed utility lines and the other is plans for storm water drainage.
17 Mr. Marquise continued that this is a subdivision under five acres and they will need the State
18 subdivision approval. Mr. Marquise said that other than the waivers and pending approval the
19 application is complete.

20 Tanner Royce made a motion to accept the application for a minor subdivision for Parcel ID: 0218-0070-
21 0000 and 0218-0070-0001 to subdivide a three acre parcel into two building lots as complete. Kurt
22 Markarian seconded the motion. The motion passed unanimously.

23 Patrick Dombroski presented the case on behalf of the applicants. Mr. Dombroski explained that Mr.
24 Miles has an insulation business and he would like to have his office on the front lot and live on the back
25 lot. Mr. Dombroski continued that his father had done a subdivision plan in 1985 of lots about 3 acres
26 each along Avery Rd, which he believes he attached a copy of to the application. Mr. Dombroski said
27 that the re-zoning changed it so that the minimum lot size in the Zone is an acre, which has allowed
28 them to pursue this proposal.

29 Mr. Dombroski explained that there are two septic systems that are already in place. There was a
30 mobile home on what will be 0218- 0070-0001 and has since been removed. The house was once a
31 mobile home and was then turned into house and it has its own septic system.

32 Mr. Dombroski said that even though the septic plans are approved the plan is to install four bedroom
33 septic systems on each lot so they will be submitting two new septic plans. Mr. Dombroski said that
34 there is a dug well and a new artesian well for the existing house and they are adding a well to the front
35 lot. There are two existing driveways.

36 Mr. Dombroski said that the only difference between the plan that he has and the plan that was
37 submitted with the application is that his father forgot to sign the Note that both lots have suitable
38 locations for 4 bedroom septic systems.

39 Chairman White asked if the lots both meet the Zoning requirements such as frontage, road frontage,
40 etc. Mr. Marquise said that the minimum lot size is 1 acre and the minimum road frontage is 75'. The
41 building setbacks for the existing building are more than adequate.

42 Mr. Marquise explained that the Mixed Use is a Zone that allows contractors yards and some offices,
43 etc. Mr. Markarian asked if the owner will need to come before the Board for a business. Mr. Marquise
44 confirmed that the owner will need to come back for a Site Plan Review for a commercial use.

45 Mr. Marquise said that there is a character requirement which means that there has to be 65% suitable
46 raw land. Therefore, the front lot needs to have .65 acres suitable and the only thing he can see that
47 may be unsuitable is up in the northerly corner where there is a small piece of what is normally wetlands
48 soil but he does not think it is even 5%. Mr. Marquise said that unless there is a steep slope or
49 something that he is not aware of it seems as though at least 95% of the lot meets the character.

50 Mr. Dombroski said that the lot goes downhill from the road at 120 foot contour to 105 in the north
51 section. Mr. Marquise said that it is 15' across the lot and it is less than 10%.

52 Chairman White said that the wetland soil infringes quite a bit on Lot 70. Mr. Marquise said that Lot 70
53 has to meet the .65 acres as well as it has to meet 65% of the minimum lot size in that Zoning district.
54 Lot 70 is a 2 acre lot so it more than makes the minimum. There was further discussion regarding the
55 requirement.

56 Mr. Marquise said that any approval should be subject to the State permits as required.

57 Kurt Markarian made a motion to accept the application merits for a subdivision of a three acre lot to
58 two lots, one two acre and one one acre, of Parcel ID: 0218-0070-0000 and Parcel ID: 0218-0070-0001
59 with the waivers that apply in 6.05 (b) being utilities and storm water drainage; also, subdivision
60 approval is pending with the State. Shane Hastings seconded the motion. The motion passed
61 unanimously.

62 **MISC.**

63 Mr. Markarian asked about the Cease and Desist for the excavation that is happening on a property on
64 Route 11. Mr. Marquise said that he gave a note to Mr. Landry and has not heard anything so he will
65 give him a call on Monday.

66 Shane Hastings made a motion to adjourn at 7:34 PM. Kurt Markarian seconded the motion. The
67 motion passed unanimously.

68 Respectfully submitted,

69 Melissa Pollari

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73 Planning Board

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75 Peter White, Chairman

Robert Stanley, Vice-Chairman

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77 Donna Davis Larrow

Tanner Royce

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79 Kurt Markarian

Shane Hastings, ex-officio member

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