

TOWN OF SUTTON

Pillsbury Memorial Hall

93 Main Street

Sutton Mills, NH 03221

PLANNING BOARD MEETING

Approved Minutes for Tuesday June 11, 2024, at 7:00 p.m.

**CALL TO ORDER:** In the absence of Jason Teaster, Chair, Roger Wells would chair the meeting. Roger called the meeting to order at 7:00pm. He noted there was a quorum and took the roll.

**ROLL:** Glenn Pogust, Roger Wells, Christine Fletcher, David Hill, Kristin Angeli (alternate); David Burnham took his seat after the hearing on Case PB 2024-02 was concluded.

ABSENT: Jason Teaster (Chair), Peter Blakeman, Chuck Bolduc

**ALSO PRESENT:** Tim Wakeman, Pierre Bedard, David Burham, Anthony Seminara

Kristin Angeli said she would be sitting in as a full voting member of the Planning Board in the absence of Jason Teaster.

**Hearing: Case PB 2024-02** --**Lake Sunapee Country Club proposal to upgrade maintenance area.**

Pierre Bedard was present to represent the Country Club. He said that the Club owns a piece of property in Sutton that is approximately 26 acres. They are proposing some improvements to the maintenance area where the shed is. The existing driveway will be turned into a golf cart path that will be blocked off at Shaker Street. A new driveway will be installed about 300’ down from the existing driveway. They propose to build another garage and provide some additional parking for their maintenance crew.

Roger asked about the three driveways on the plan. Pierre said that they are part of the abutters, and they have been notified. Pierre added that the change to making the current driveway a golf cart path will keep the maintenance staff from using that for their vehicles.

Peter showed an aerial view of the property and where the existing golf cart path was located. He explained how the proposed changes would happen. Roger asked about the rest of the road that won’t be used anymore? Will they cut the trees? Pierre said they do not plan to cut any trees. Peter thought a condition of the approval would be to be plant trees across the existing right of way. Roger said there is a 75’ setback from the road which is currently wooded. If the driveway is no longer a driveway, the road should not just be blocked off, but filled in with trees.

Peter noted that in 1986 a special exception was granted for this commercial use in a rural agriculture zone. As a condition, they were required to maintain a minimum of 100’ buffer of trees. That remains in place and they will be seeking an additional special exception for the expansion of this and the moving of the driveway. He guessed the ZBA would have the same requirement as they did in the 1986 plan. They would need to take out the hard pack on the road and put in some tall trees or whatever would grow there. Glenn suggested they should plant with the same density as the other trees for the entire width of the old driveway.

Roger said he didn’t have any questions about what was being done on the site as long as there isn’t anything done to the buffer zone.

Pierre showed the storm water runoff plan which includes a stoned ditch that would carry the water off of the parking area. It is a 3’ wide ditch. Peter suggested amending the plan to say it is a 3’ x 3’ ditch. Pierre said excess water would then flow on to the forested area. It would not go into Cascade Brook. When asked, he said he wasn’t sure what the surface would be. Glenn noticed the plan said it would be paved.

Glenn asked how the new parking lot would drain? The pitch? David said there are spot grades on the plan.

When asked by Roger, Peter indicated that this was a site plan review. He thought the Board should accept the application as complete. They can then affix whatever conditions to it as needed, should they decide to approve the plan.

**It was moved by Christine Fletcher and seconded by David Hill to accept the application as complete. The motion was approved by a 4-1 vote. Roger Wells voted No.**

Roger said for a commercial site plan, he would have expected drainage calculations to be included on the plan to determine what the runoff would be. He sees the ditch, but there should also be a small detention basin to catch the “junk” before it will get to the stream. He can’t tell if it makes sense to have a detention basin because there are no calculations that have been done to see if it is warranted.

Glenn thought they could continue the review with the understanding that more detail was needed about the closing off of the driveway that will be blocked, and drainage calculations for runoff from the existing and newly proposed garage.

Peter suggested that since they are evaluating expansion, what is there has been there since 1986 and is pretty stable. To make a new requirement to do all of these calculations, they should go to the site to evaluate the stability of it and look at the south and the east to determine if there is any evidence of channeling or disruption of soil. It has been in existence for a long time. What they are proposing is an addition and if they feel some calculations are needed for the new area and building, that is OK. Without some evidence of there being some problem with the existing facility, they should not impose the expense of solving an issue that isn’t one. Roger said he would be happy to go visit the site with Peter.

Peter said the proposed new driveway will have contours that work their way into the new parking area and into the proposed ditch. They are 2’ contours so it isn’t steep. Roger didn’t think they could make a legitimate decision before knowing the calculations for the runoff.

It was suggested that the application be continued, along with a request that applicant will provide additional information. Peter suggested that they go on a site visit as soon as possible. He said the next regular meeting of the Planning Board is July 9th. Pierre said he could get the calculations and other information to the Board by that time. Peter said because this would be a continuation of the meeting, they would not have to re-notice the meeting.

**It was moved by Glenn Pogust and seconded by Christine Fletcher to continue the hearing for the Lake Sunapee Country Club until their next regular meeting on July 9, 2024 and that the following be shown:**

1. **How the driveway area will be filled in to within the existing setback and also match the density between the road and the cart path;**
2. **Calculations of the runoff from the new driveway, garage and parking area to determine if erosion will occur and additional measures should be taken such as a detention basin;**
3. **Detail of how the stone lined ditch is going to be made.**

**The motion was approved unanimously.**

It was determined that Roger, Peter and Pierre would go visit the site the following morning at 9am.

**Hearing - Case PB 2024-03** **-- Anthony Seminara Lot Line Adjustment**

Peter showed a map to show the lot line adjustment being requested. Abutters have been notified and one abutter did contact him for an explanation. He responded back with details but did not speak to a person.

Mr. Seminara said there is an equal swap on both sides and the frontage meets the requirement for both properties. He said there is a stream running through both properties. In order to put the septic systems in ideal locations, this lot line adjustment is being requested.

**It was moved by Glenn Pogust and seconded by Christine Fletcher to grant the lot line adjustment request as presented. The motion was approved unanimously.**

Roger suggested putting some large crushed stone around the entry of the driveway to protect the land from eroding when the large trucks are coming in and out with logs/etc. Mr. Seminara said he would do this.

**Administrative**

*Approval of Minutes*

**It was moved by Glenn Pogust and seconded by Christine Fletcher to approve the minutes of April 23rd and May 14th as presented. The motion was approved unanimously.**

*Upcoming Meetings*

Roger said he thinks they need to go slow and there doesn’t need to be an appearance of rushing through this process. Even if the Planning Board believes they are going very slow already, there are people in the community who do not agree. He will ask the Town’s House representative (Tom Schamberg) to speak at a Planning Board meeting about what needs to be done in the state with regards to housing. Glenn said there is an office at the State that focuses entirely on housing and someone may be willing to come talk at a Planning Board meeting as well. Christine said that a listening session will be much different than a discussion. Glenn said the Planning could have a meeting where they would let knowledgeable people speak and answer questions from those in attendance, and then have a listening session following that on another evening to hear comments from the public. Roger said they could wait to decide what to do until Jason returns, as he is the Chair. Peter said Ben Frost is the person from the State who could be asked to speak on the issue of housing.

The meeting date for August will be on the 27th so Peter can attend.

The July meeting is planned for July 9th. Glenn said Peacock wants to get on the meeting agenda for July 9th. He wasn’t sure that they would be ready.

*Country Club of New Hampshire Update*

Roger said the Country Club of New Hampshire contacted him (the daughter of the owner) and said she thought about what they said when they met two years ago and they would like to know what the town wants. Roger encouraged her to read the Master Plan. He said that for any zoning changes, the town has to get together at Town Meeting and in favor of those changes. He offered for her to come before the Planning Board to discuss things, but the Planning Board can’t guarantee anything in terms of what can be done, especially if a change to the zoning ordinance is required.

There was some discussion about the property and the zone it is in, and what kinds of housing could potentially go there.

**New Business**

David Hill said at the last meeting, Tim Wakeman spoke with a few board members outside the meeting. He may be interested in becoming an alternate. He thanked Tim for coming and listening that evening. Tim said he appreciated that the Board listens to each other and respects each other. When asked, Tim said he works a lot with kids and they run a non-profit for inner city youths. He also works in insurance as a full-time job. He has lived in Sutton for almost 9 years. Roger said Tim was welcome to come and listen again to another meeting. If he wanted to join the Board as an alternate, he could send a note to the Town Administrator for consideration by the Select Board.

**Roger Wells adjourned the meeting at 8:03pm.**

Respectfully submitted,

Kristy Heath, Recording Secretary

Town of Sutton