

**TOWN OF SUNAPEE  
PLANNING BOARD AGENDA  
For THURSDAY JUNE 11<sup>TH</sup> 2026, 6:30 PM at the TOWN MEETING ROOM  
23 EDGEMONT ROAD**

**NEW CASES:**

Case # SUB – 26 -1 Parcel ID: 0149-0001-0000	Minor subdivision to establish 3 lots. Lot 1 to be 5.24 acres, Lot 2 to be 5.29 acres and Lot 3 to be 36.8 acres.  <i>Minor Subdivision</i> Heath Family Trust 0 Route 11 <i>Rural Residential</i>
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**ANNEXATION/LOT LINE ADJUSTMENT**

Parcel ID: 0126-0013-0000	Minor Lot Line Adjustment to exchange of 0.06 acres between properties.
Parcel ID: 0126-0012-0000	<i>Lot Line Adjustment</i> Lake Sunapee Yacht Club 34 Stone End Rd <i>Rural Residential</i>  Patricia Currier 152 Garnet Hill Road <i>Rural Residential</i>

**CONSULTATION**

Parcel ID: 0225-0086-0000 50 Treatment Plant Road	Town of Sunapee – Wastewater Treatment Plant Solar project proposal.
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**OTHER BUSINESS:**

Review of Newbury Planning Board Regional Impact Application:

- *OKB, LLC (owner), db Landscaping and Bedford Design (agents) for Preliminary Design Review-Site Plan proposing six detached hotel units/cabins located at Route 103B, Newbury NH, Tax Map 007-579-239*

Mylar Signing

- 770 Jobs Creek Road – 0106-0042-0000

Review of Meeting Minutes

**NOTE: Any and all submissions must be provided 5 days prior to the meeting**

*NOTE: In the event the meeting is canceled, the agenda will be continued to the next scheduled Planning Board meeting.*

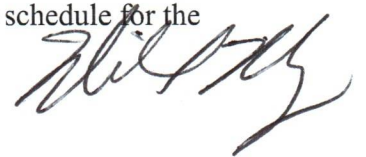


REVIEW  
HEARD

149-001  
MAY 14, 2026

## FINAL HEARING CHECKLIST

Subdivision



The following items must be submitted with the attached meeting and deadline schedule for the Planning Board meeting you wish to attend:

- Completed Application
- Fees
- Two (2) copies of plans for review (with required information per Section 6.04)
- List of abutters, including mailing addresses
- PDF of Subdivision Plan emailed to [zoning@town.sunapee.nh.us](mailto:zoning@town.sunapee.nh.us)

**Note: A mylar and four (4) copies of the plan will be required at time of signing.**

The Planner will review the plans to determine if the appropriate information has been provided on the plans. If the submission is deemed complete, notices will be sent 14 calendar days prior to the hearing. The following items must be included on the plan per Section 6.04:

- Plan at a scale of 1" = 100' or less
- Subdivision statement
- General property location map
- Boundaries or designation of Zoning Districts
- Names and mailing addresses of abutting property owners
- Parcel ID Numbers
- Buildings within 200' of subdivision
- Boundary survey showing new lots with dimensions
- Existing and proposed right-of-way lines
- Existing and proposed buildings
- Building setback lines
- Watercourses
- Large trees and/or tree lines
- Soil mapping units from NRCD Soil Manual
- Soil test information
- Road profiles
- 100-YR. Flood Plan delineation for for properties greater than 5 acres of 50 lots.

Section 6.04 Documents (cont.)

- N/A Underground utility profiles
- N/A Sewage disposal facilities (including lines/mains)
- N/A Covenants, easements, or other legal documents involving the subdivision

The following items may be waived pursuant to 6.05-Minor Subdivision Documents, but are required for major subdivisions:

- Boundary survey of entire parcel
- Existing and proposed contours no more than 5'
- N/A Existing and proposed electric lines
- WAIVE Existing and proposed telephone lines
- WAIVE Plans for stormwater drainage
- WAIVE Water supply facilities (including lines/mains)

The following items may or may not be applicable:

- N/A Plan of work on existing streets
- N/A Widths of new streets
- N/A Proposed street names
- Municipal boundaries
- N/A Deed restrictions
- N/A Water mains
- N/A Municipal sewer mains
- N/A Storm sewer lines
- N/A Drainage structures
- N/A Open Space
- N/A Location of existing and proposed easements

Other:

- State permits as required
- RT. 103 D.O.T. ACCESS

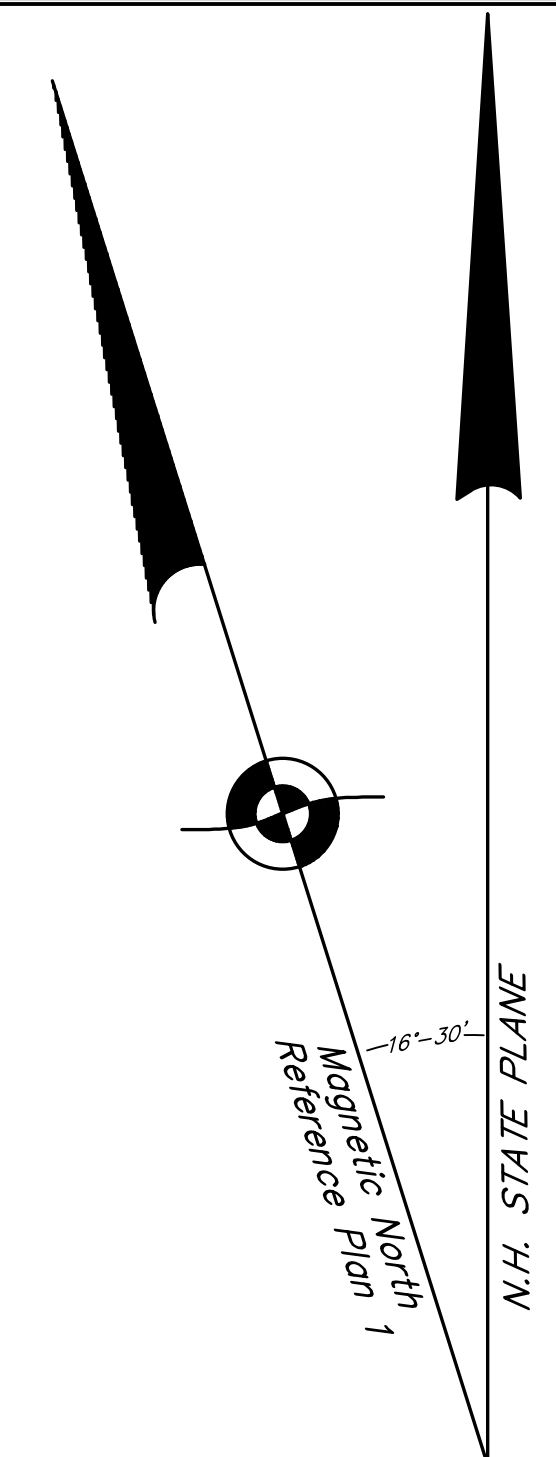
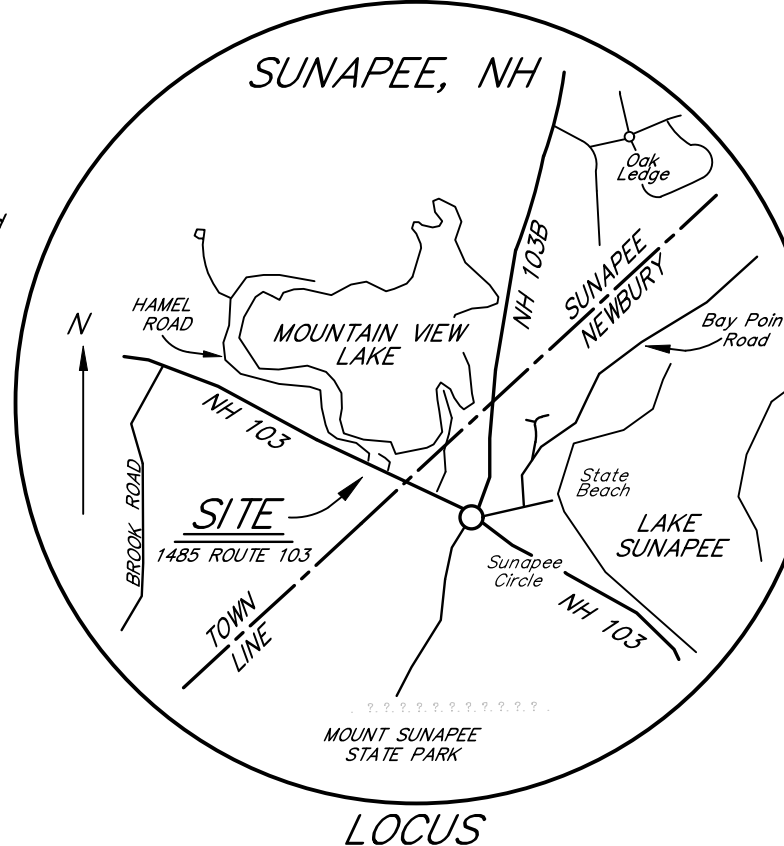
# MOUNTAIN VIEW LAKE

## KEY

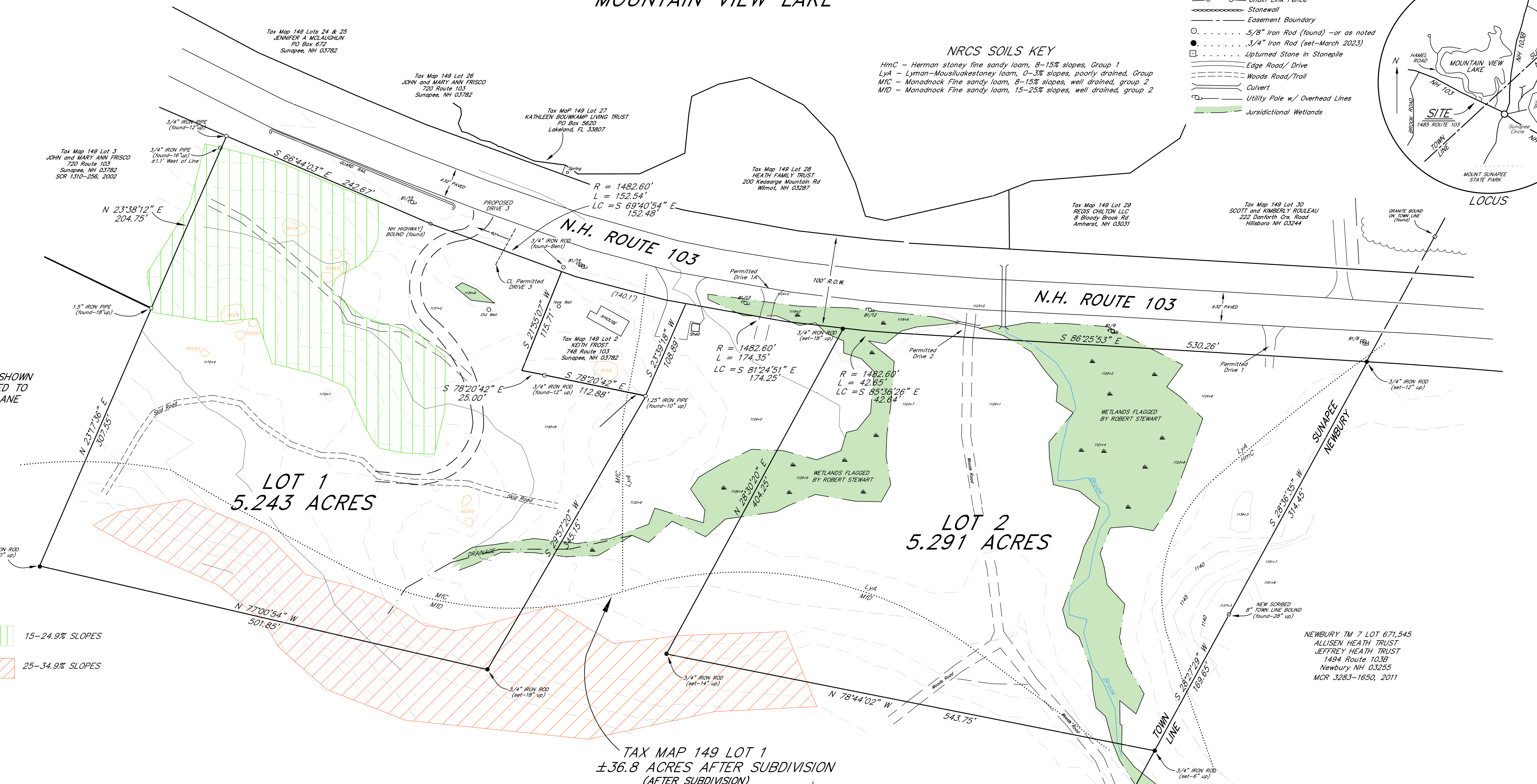
- Chain Link Fence
- Stone Wall
- - - Easement Boundary
- . . . . . 5/8" Iron Rod (found) - or as noted
- . . . . . 3/4" Iron Rod (set-March 2023)
- . . . . . Uprturned Stone in Stonepile
- Edge Road/ Drive
- - - Woods Road/Trail
- Culvert
- Utility Pole w/ Overhead Lines
- Jurisdictional Wetlands

## NRCS SOILS KEY

- HmC - Herman stony fine sandy loam, 8-15% slopes, Group 1
- LyA - Lyman-Mousluukestoney loam, 0-3% slopes, poorly drained, Group
- MFC - Monadnock Fine sandy loam, 8-15% slopes, well drained, group 2
- MID - Monadnock Fine sandy loam, 15-25% slopes, well drained, group 2



ALL BEARINGS SHOWN ARE REFERENCED TO N.H. STATE PLANE



- 15-24.9% SLOPES
- 25-34.9% SLOPES

**LOT 1**  
5.243 ACRES

**LOT 2**  
5.291 ACRES

**TAX MAP 149 LOT 1**  
±36.8 ACRES AFTER SUBDIVISION  
(AFTER SUBDIVISION)  
(±47.2 ACRES BEFORE SUBDIVISION)

### NOTES

1. Deed Reference for property is SCR Book 2174 Page 966, Heath Childrens Trust to the Heath Family Trust, September 29, 2021
2. This plan is the result of a GMAX 35 GS and Nikon total station survey, October 2025, meeting the NH Standards for a Suburban property survey. All survey information is referenced to NH State Plane Datum.
3. The purpose of this plan is to show the topography and soils information for the subdivision of Lots 1 and 2 from the Heath Family Trust property in Sunapee. See a final boundary for all lot and area information.
4. Five foot topography is based on a field survey by this office along the north 2/3 of Lots 1 and 2 and NH Lidar information in their rear. All elevations are are referenced to USGS datum (NAVD88).
5. This property is located in the Rural Residential Zoning District, subject to the provisions of the Shoreline and Steep Slopes Overlay District; the required building setbacks are 75' from the centerline of Route 103 and 25' from side and rear lines.
6. See NH Driveway Permit DOT-DRI-001775, April 11, 2025 (3 drives on Lots 1 and 2) and Permit No. DOT-DRI-002103, April 21, 2025 (one drive into the remaining land)
7. All wetlands shown were delineated by Robert Stewart. RCS Design, September 28, 2025.

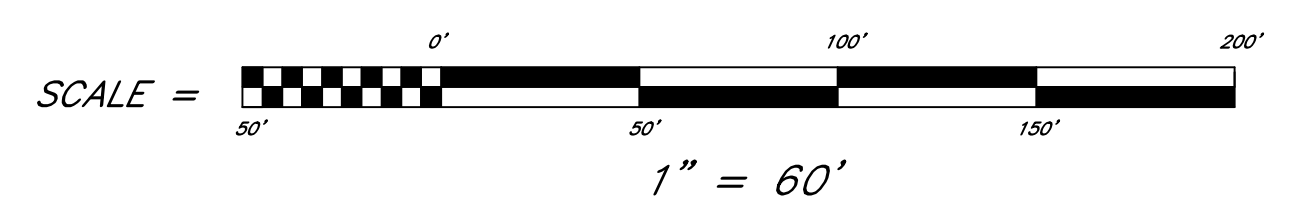
### REFERENCE PLANS

1. MCR Plan No. 5608 - "Property of the Estate of Martin B. Perkins..." by Robert Bristol, rev. September 1978.
2. NH Highway Plans - Project No. P2063.F72(2) - Central Road, approved 1950

### REVISIONS

## TOPOGRAPHY AND SOILS PLAN OF MINOR SUBDIVISION

TO TAX MAP 149 LOT 1 - NH ROUTE 103  
PROPERTY OF THE  
**HEATH FAMILY TRUST**  
LOCATED IN  
SUNAPEE, N.H.



MAY 18, 2026

**PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC**  
CLAYTON E. PLATT LIC. SURVEYOR NO. 833  
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

The Subdivision Regulations of the Town of Sunapee are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

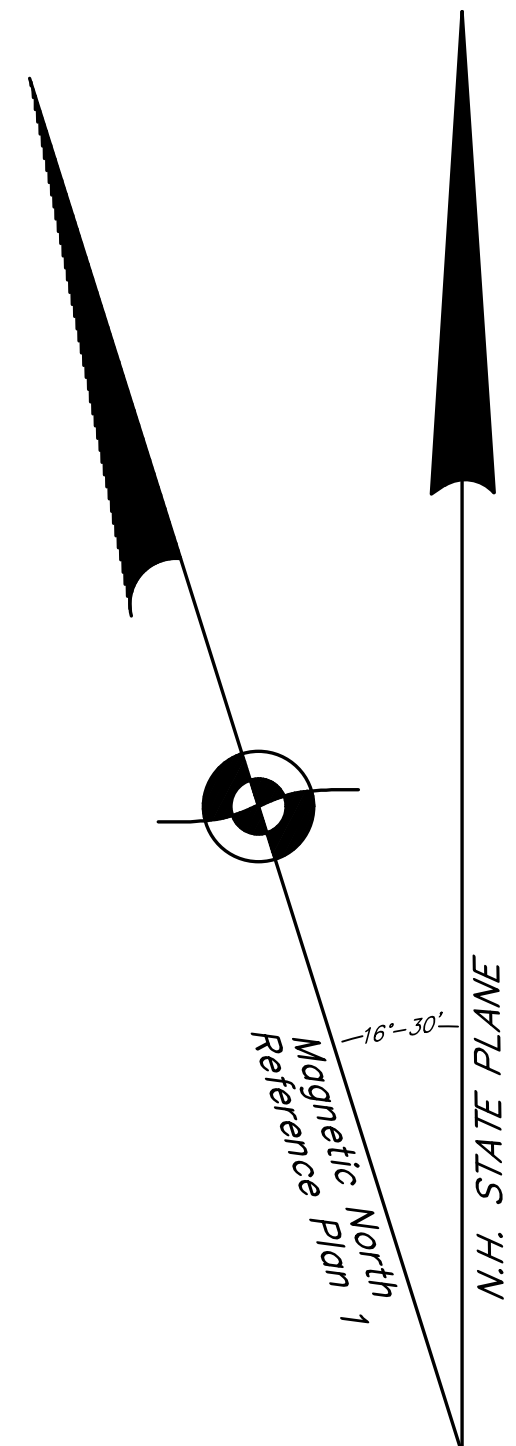
APPROVED BY THE SUNAPEE, N.H. PLANNING BOARD

Date \_\_\_\_\_

(CHAR) \_\_\_\_\_

\_\_\_\_\_

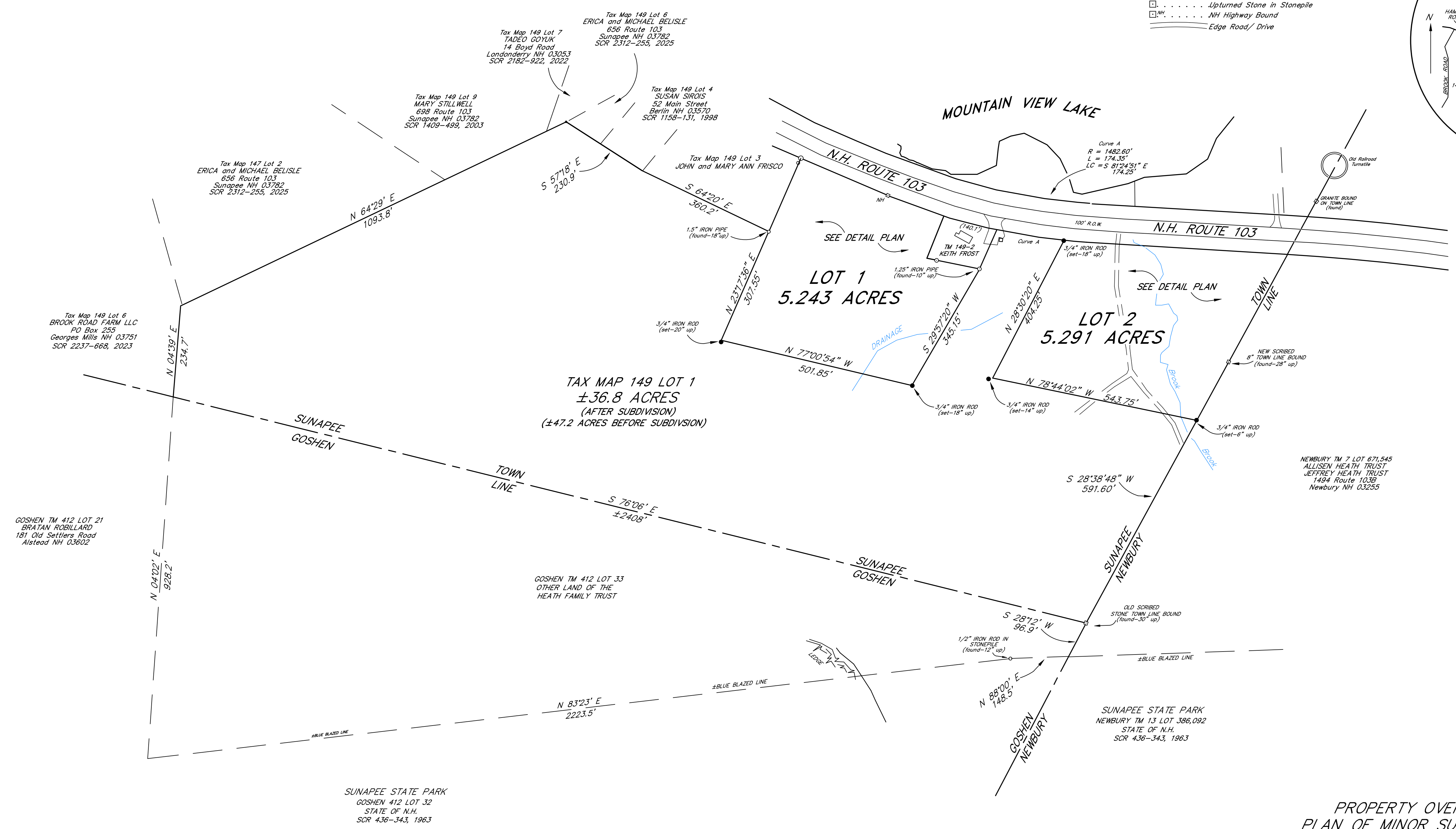
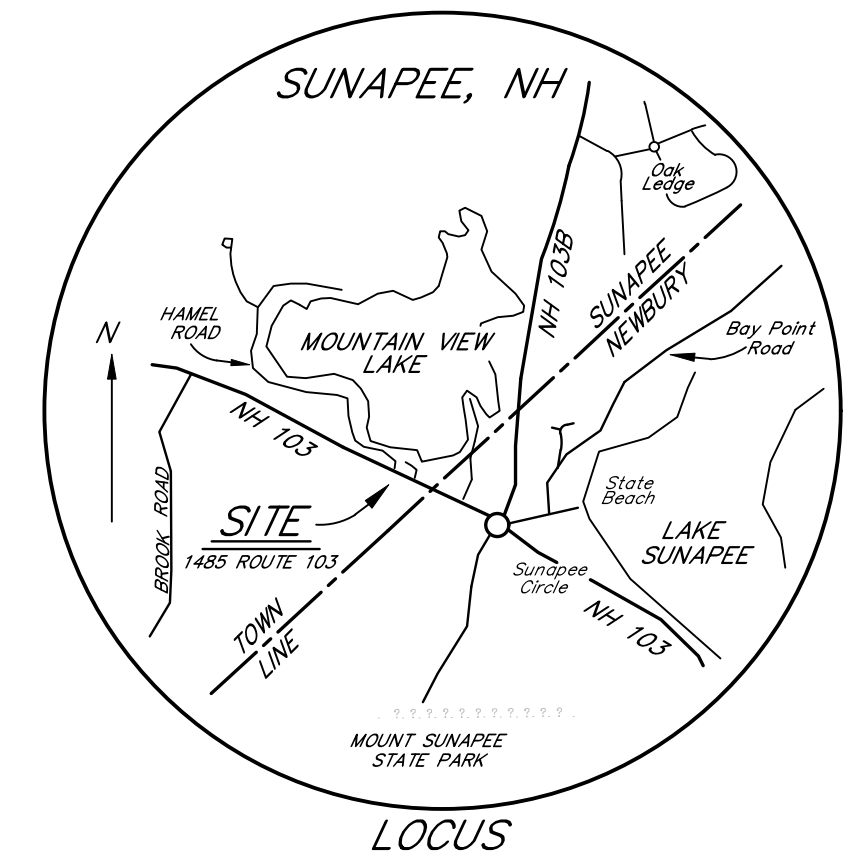
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ALL BEARINGS SHOWN ARE REFERENCED TO N.H. STATE PLANE

**KEY**

- Chain Link Fence
- ⊞ Stonewall
- Town Line
- . . . . . 5/8" Iron Rod (found) — or as noted
- . . . . . 3/4" Iron Rod (set—March 2023)
- ⊞ . . . . . Uplturned Stone in Stonewall
- ⊞ . . . . . NH Highway Bound
- Edge Road/ Drive



**NOTES**

1. Deed Reference for property is SCR Book 2174 Page 966, Heath Childrens Trust to the Heath Family Trust, September 29, 2021
2. This plan is prepared from existing plans of record and is designed to show the approximate boundaries of the Heath Family Trust property in Sunapee and Goshen. See additional plans by this office for all details and information regarding Lots 1 and 2.

**REFERENCE PLANS**

1. MCR Plan No. 112185 - "Subdivision For Herbert N. Smith Trust...", by Bristol Sweet & Associates, rev. December 4, 2002.
2. MCR Plan No. 5608 - "Property of the Estate of Martin B. Perkins...", by Robert Bristol, rev. September 1978.
3. NH Highway Plans - Project No. P2063.F72(2) - Central Road, approved 1950

**REVISIONS**

APPROVED BY THE SUNAPEE, N.H. PLANNING BOARD

Date \_\_\_\_\_

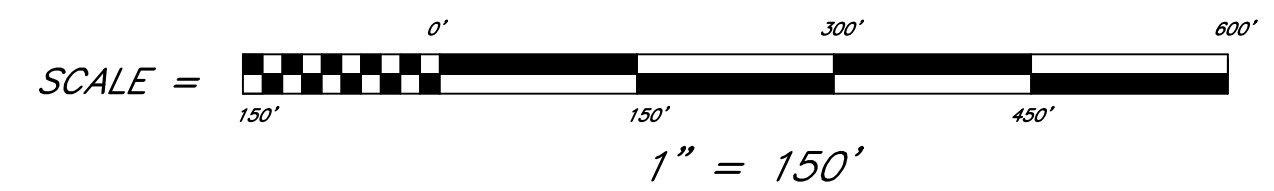
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**PROPERTY OVERVIEW  
PLAN OF MINOR SUBDIVISION**

TO TAX MAP 149 LOT 1 - NH ROUTE 103  
PROPERTY OF THE  
**HEATH FAMILY TRUST**  
LOCATED IN  
**SUNAPEE, N.H.**



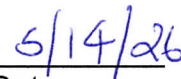
MAY 18, 2026

**PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC**  
CLAYTON E. PLATT LIC. SURVEYOR NO. 833  
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

## CERTIFICATE OF APPOINTMENT

I the undersigned Brianna L Marino, Trustee of the Heath Family Trust, owner of certain property in Sunapee, NH shown as Tax Map 149 Lot 1 on the assessor's map of the Town, hereby appoint and authorize Clayton Platt of Pennyroyal Hill Land Surveying LLC, to represent the Heath Family Trust before the Sunapee Planning Board and to act on its behalf with regards to the request for a minor subdivision of its property. This includes the authority to speak on its behalf before the planning board and to sign all Town application documents. This authority will end when the Sunapee Planning Board makes a final decision on the subdivision.

  
Brianna L Marino, Trustee

  
Date



# 50 feet Abutters List Report

Tri Town, NH  
May 20, 2026

SUB-26-1

## Subject Property:

Parcel Number: Sun-0149-0001-0000  
CAMA Number: Sun-0149-0001-0000  
Property Address: ROUTE 103

Mailing Address: HEATH FAMILY TRUST BRIANNA  
MARINO & JARED HEATH,  
200 KEARSARGE MOUNTAIN RD  
WILMOT, NH 03287

①

## Abutters:

Parcel Number: NewB-0008-0671-0545  
CAMA Number: NewB-0008-0671-0545-0000  
Property Address: 1494 ROUTE 103

Mailing Address: HEATH REV TRUST, ALLISEN E.  
ALLISEN HEATH, TRUSTEE  
46900 BERMONT RD UNIT 7  
PUNTA GORDA, FL 33982

②

Parcel Number: Sun-0147-0002-0000  
CAMA Number: Sun-0147-0002-0000  
Property Address: 680 ROUTE 103

Mailing Address: BELISLE, ERICA M. & MICHAEL C.  
656 ROUTE 103  
SUNAPEE, NH 03782

③

Parcel Number: Sun-0149-0001-0000  
CAMA Number: Sun-0149-0001-0000  
Property Address: ROUTE 103

Mailing Address: HEATH FAMILY TRUST BRIANNA  
MARINO & JARED HEATH,  
200 KEARSARGE MOUNTAIN RD  
WILMOT, NH 03287

Parcel Number: Sun-0149-0002-0000  
CAMA Number: Sun-0149-0002-0000  
Property Address: 748 ROUTE 103

Mailing Address: FROST, KEITH  
748 ROUTE 103  
SUNAPEE, NH 03782

④

Parcel Number: Sun-0149-0003-0000  
CAMA Number: Sun-0149-0003-0000  
Property Address: 720 ROUTE 103

Mailing Address: FRISCO, JOHN & MARY ANN  
720 ROUTE 103  
SUNAPEE, NH 03782

⑤

Parcel Number: Sun-0149-0004-0000  
CAMA Number: Sun-0149-0004-0000  
Property Address: 710 ROUTE 103

Mailing Address: SIROIS, SUSAN & NATALIE  
52 MAIN ST APT 2  
BERLIN, NH 03570

⑥

Parcel Number: Sun-0149-0006-0000  
CAMA Number: Sun-0149-0006-0000  
Property Address: ROUTE 103

Mailing Address: BELISLE, ERICA M. & MICHAEL C.  
656 ROUTE 103  
SUNAPEE, NH 03782

Parcel Number: Sun-0149-0007-0000  
CAMA Number: Sun-0149-0007-0000  
Property Address: 706 ROUTE 103

Mailing Address: GOYUK, TADEO J  
14 BOYD ROAD  
LONDONDERRY, NH 03053

⑦

Parcel Number: Sun-0149-0009-0000  
CAMA Number: Sun-0149-0009-0000  
Property Address: 698 ROUTE 103

Mailing Address: STILLWELL, MARY E  
698 ROUTE 103  
SUNAPEE, NH 03782

⑧

Parcel Number: Sun-0149-0024-0000  
CAMA Number: Sun-0149-0024-0000  
Property Address: 725 ROUTE 103

Mailing Address: MCLAUGHLIN, MICHAEL  
PO BOX 672  
SUNAPEE, NH 03782

⑨



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5/20/2026

Page 1 of 2



# 50 feet Abutters List Report

Tri Town, NH  
May 20, 2026

Parcel Number: Sun-0149-0025-0000 CAMA Number: Sun-0149-0025-0000 Property Address: 727 ROUTE 103	Mailing Address: MCLAUGHLIN, JENNIFER A PO BOX 672 SUNAPEE, NH 03782
Parcel Number: Sun-0149-0026-0000 CAMA Number: Sun-0149-0026-0000 Property Address: ROUTE 103	Mailing Address: FRISCO, JOHN & MARY ANN 720 ROUTE 103 SUNAPEE, NH 03782
Parcel Number: Sun-0149-0027-0000 CAMA Number: Sun-0149-0027-0000 Property Address: ROUTE 103	Mailing Address: BOUWKAMP LIVING TRUST, KATHLEE KATHLEEN G BOUWKAMP, TRUSTEE PO BOX 5620 LAKELAND, FL 33807 (10)
Parcel Number: Sun-0149-0028-0000 CAMA Number: Sun-0149-0028-0000 Property Address: ROUTE 103	Mailing Address: HEATH FAMILY TRUST BRIANNA MARINO & JARED HEATH, 200 KEARSARGE MOUNTAIN RD WILMOT, NH 03287
Parcel Number: Sun-0149-0029-0000 CAMA Number: Sun-0149-0029-0000 Property Address: 769 ROUTE 103	Mailing Address: REGIS CHILTON, LLC 8 BLOODY BROOK RD AMHERST, NH 03031 (11)
Parcel Number: Sun-0149-0030-0000 CAMA Number: Sun-0149-0030-0000 Property Address: 775 ROUTE 103	Mailing Address: ROULEAU, SCOTT T & KIMBERLY A 222 DANFORTH CRNS RD HILLSBORO, NH 03244 (12)
Parcel Number: Sun-0149-0031-0000 CAMA Number: Sun-0149-0031-0000 Property Address: ROUTE 103	Mailing Address: CHM PERKINS, LLC 200 KEARSARGE MOUNTAIN RD WILMOT, NH 03287 (17)
Parcel Number: Sun-0237-0027-0001 CAMA Number: Sun-0237-0027-0001 Property Address: BROOK RD BACKLAND Unit 1	Mailing Address: BROOK ROAD FARM LLC PO BOX 255 GEORGES MILLS, NH 03751 (14)



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5/20/2026

Page 2 of 2

CASE #: \_\_\_\_\_  
 FEE PAID: \$75.00 check #9841  
 METHOD: \_\_\_\_\_

**RECEIVED**

TOWN OF SUNAPEE MAY 07 2026

APPLICATION FOR SUBDIVISION/LOT LINE ADJUSTMENT REVIEW  
 (PDF OF SUBDIVISION PLAN MUST BE INCLUDED WITH APPLICATION)

- Landowner(s) Name(s) Lake Sunapee Yacht Club 2. Project Location  
 Address 34 Shore End Rd Number \_\_\_\_\_  
 (Mailing) PO Box 329 Street \_\_\_\_\_  
 Phone 603 738 2908 Parcel ID \_\_\_\_\_
- Zoning District \_\_\_\_\_
- Name of Surveyor Clayton Platt Patricia Combe  
152 Garnet Hill Rd  
PO Box 208
- Number of lots proposed or description of project: \_\_\_\_\_  
Land Swap ~ 2,680 sq feet

6. Subdivision Name: \_\_\_\_\_  
 7. 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 initial review may still be required at the time of review by the Planning Board.

David Goddard Justin Currie  
 Signature(s) of Landowner(s) Date  
David Goddard (on behalf of Lake Sunapee Yacht Club) 5/07/26

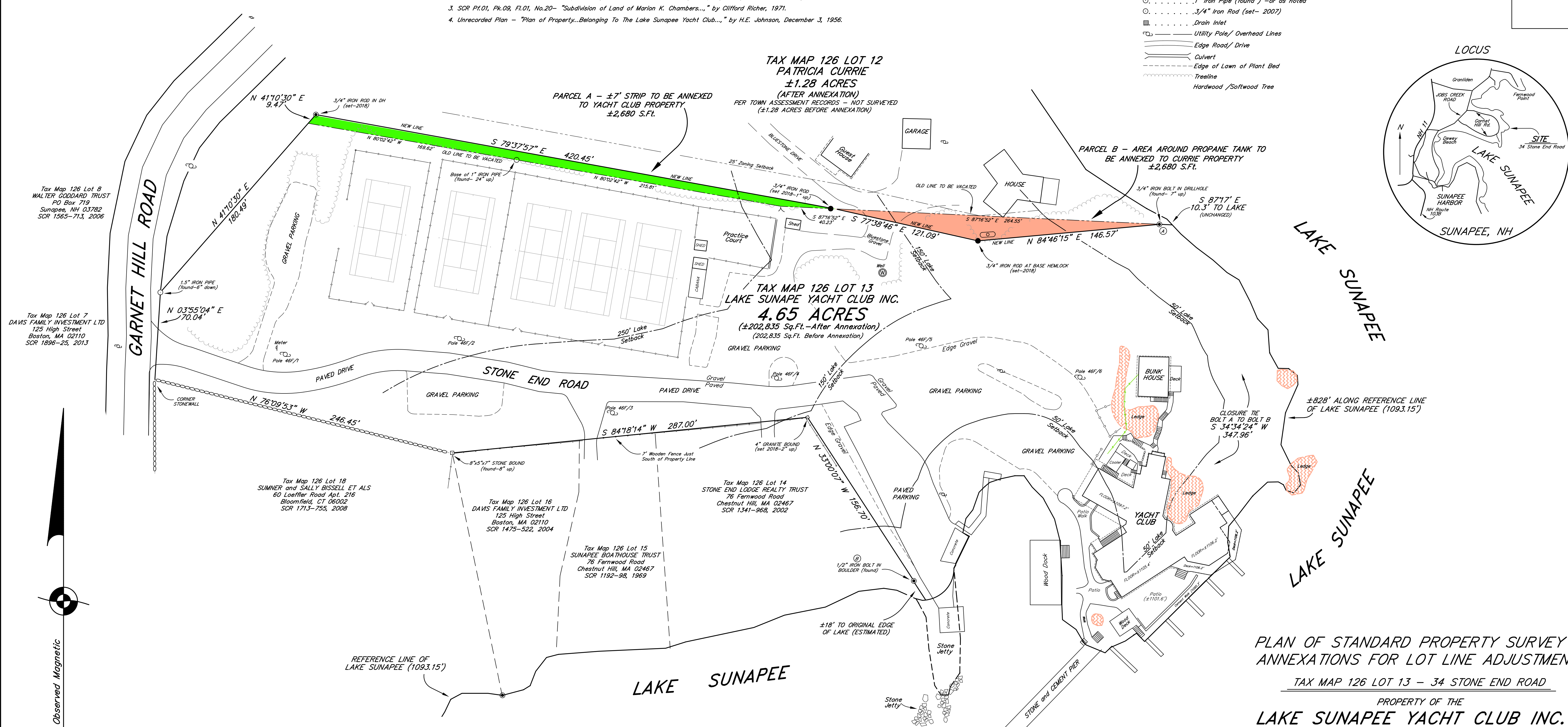
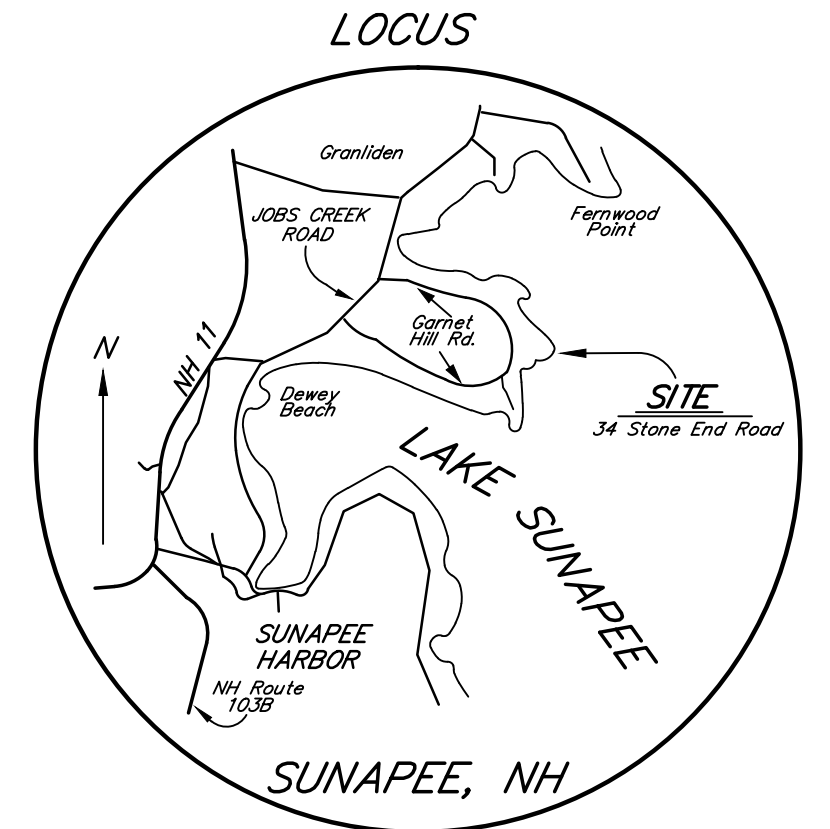
**Do not write below this line**

Date of Application \_\_\_\_\_  
 Consultation \_\_\_\_\_  
 Preliminary \_\_\_\_\_  
 Final Plat \_\_\_\_\_  
 Fee Paid \_\_\_\_\_ Method of Payment \_\_\_\_\_  
 Date of Public Hearing \_\_\_\_\_

**REFERENCE PLANS**

- SCR P1.04, Pk.08, Fl.01, No.33 - "Plan of Annexation and Proposed Boundary Line Agreement...Property of Sally T. Bissell et Aux..." by this office, August 2002.
- SCR P1.01, Pk.08, Fl.03, No.5 - "Map Showing Division of Stone End Lodge Property..." by Walter Breckenridge, March 7, 1970.
- SCR P1.01, Pk.09, Fl.01, No.20 - "Subdivision of Land of Marion K. Chambers..." by Clifford Richer, 1971.
- Unrecorded Plan - "Plan of Property...Belonging To The Lake Sunapee Yacht Club..." by H.E. Johnson, December 3, 1956.

- KEY**
- Stone Retaining Wall
  - Building Setback Per Zoning
  - Lake Setback Per Shoreland Protection
  - 1" Iron Pipe (found) - or as noted
  - 3/4" Iron Rod (set- 2007)
  - Drain Inlet
  - Utility Pole/ Overhead Lines
  - Edge Road/ Drive
  - Culvert
  - Edge of Lawn of Plant Bed
  - Treeline
  - Hardwood /Softwood Tree



Tax Map 126 Lot 8  
WALTER GODDARD TRUST  
PO Box 719  
Sunapee, NH 03782  
SCR 1565-713, 2006

Tax Map 126 Lot 7  
DAVIS FAMILY INVESTMENT LTD  
125 High Street  
Boston, MA 02110  
SCR 1896-25, 2013

Tax Map 126 Lot 18  
SUMNER and SALLY BISSELL ET ALS  
60 Loeffler Road Apt. 216  
Bloomfield, CT 06002  
SCR 1715-755, 2008

Tax Map 126 Lot 16  
DAVIS FAMILY INVESTMENT LTD  
125 High Street  
Boston, MA 02110  
SCR 1475-522, 2004

Tax Map 126 Lot 15  
SUNAPEE BOATHOUSE TRUST  
76 Fernwood Road  
Chestnut Hill, MA 02467  
SCR 1192-98, 1969

Tax Map 126 Lot 14  
STONE END LODGE REALTY TRUST  
76 Fernwood Road  
Chestnut Hill, MA 02467  
SCR 1341-968, 2002

REFERENCE LINE OF  
LAKE SUNAPEE (1093.15')

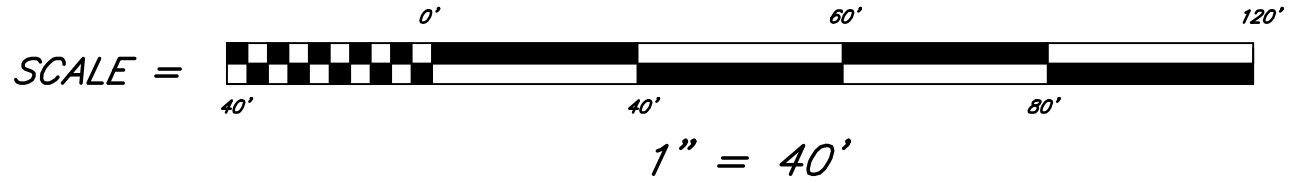
**NOTES**

- Deed References:  
A. SCR Book 216 Page 158, Inez Fisher and Beatrice Bartlett to the Lake Sunapee Yacht Club, January 19, 1925.  
B. SCR Book 341 Page 498, Lake Sunapee Yacht Club to the Lake Sunapee Yacht Club Inc, September 11, 1951.  
C. SCR Book 432 Page 461, Charles and Marion Chambers to the Lake Sunapee Yacht Club, May 23, 1962.  
D. SCR Book 485 Page 198, Marion Chambers to the Lake Sunapee Yacht Club, July 30, 1970.  
E. SCR Book 382 Page 18, Boundary Agreement, Edward and Doris Olcott and L.S.Y.C. Inc, December 31, 1956.  
F. SCR Book 1384 Page 503, Boundary Agreement, Sumner Bissell et als, and the L.S.Y.C. Inc, July 5, 2003.  
G. SCR Book 699 Page 479, Brian Currie to Patricia Currie, May 11, 1982.
- This plan is the result of a Nikon total station survey, October 2015, having a control traverse relative error of closure greater than 1: 15,000.
- The purpose of this plan is to show the following:  
A. The boundaries of the Yacht Club Property and the improvements thereon;  
B. The annexation of Parcel A - 2680 Sq.Ft. from TM 126-12 (Currie) to TM 1026-13 (Yacht Club).  
C. The annexation of Parcel B - 2680 Sq.Ft. from TM 126-13 (Yacht Club) to TM 126-12 (Currie).
- This property is located in the Rural Residential zoning district subject to all the provisions of the Shoreline Overlay District and the NH Shoreland Protection Act. The required building setback are 25' from the sidelines, 50' from centerline of Garnet Hill Road, and 50' from the reference line along Lake Sunapee.
- The property conveyed as a result of this annexation shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantee so that the same shall hereafter be one confirmed single lot of record.

**PLAN OF STANDARD PROPERTY SURVEY & ANNEXATIONS FOR LOT LINE ADJUSTMENT**

TAX MAP 126 LOT 13 - 34 STONE END ROAD  
PROPERTY OF THE  
**LAKE SUNAPEE YACHT CLUB INC.**  
PO BOX 329, SUNAPEE, NH 03782  
TAX MAP 126 LOT 12 - 152 GARNET HILL ROAD

PROPERTY OF  
**PATRICIA CURRIE**  
PO BOX 208, SUNAPEE, NH 03782  
LOCATED IN  
**SUNAPEE, N.H.**



JUNE 7, 2018

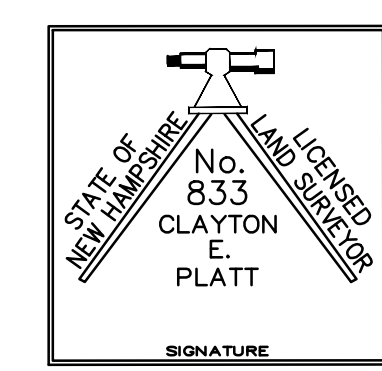
PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC  
CLAYTON E. PLATT LIC. SURVEYOR NO. 833  
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

APPROVED BY THE SUNAPEE, N.H. PLANNING BOARD

Date \_\_\_\_\_

(CHAIR) \_\_\_\_\_

(SECRETARY) \_\_\_\_\_



2015 Observed Magnetic