TOWN OF SUNAPEE PLANNING BOARD AGENDA FOR THURSDAY JANUARY 8, 2026
6:30 PM at the TOWN MEETING ROOM
23 EDGEMONT ROAD

Notice is hereby given that the Sunapee Planning Board will hold a Public Hearing on Thursday, January 8, 2026, at 6:30 PM at the Town Hall to receive public input on the amendments to the Town of Sunapee Zoning Ordinance. The proposed amendments with full text are shown below.

Schedule

~~September 11, 2025 – Initial Discussion~~
~~September 18, 2025 – Additional Discussions as allowed by time~~
~~October 9/16, 2025 – Review text of amendments~~
~~November 13, 2025 Continue review of text of amendments~~
~~November 20, 2025 – Final review of text of Amendments/Prepare for Public Notice~~
~~December 18, 2025 – First Public Hearing on Amendments~~
January 8, 2026 - Second Public Hearing on Amendments
March 10, 2026 – Town Meeting vote

Town of Sunapee
Full Proposed Text
of
2026 Zoning Amendments
to be discussed at
January 8, 2026 Public Hearing

Proposed Zoning Amendment #1

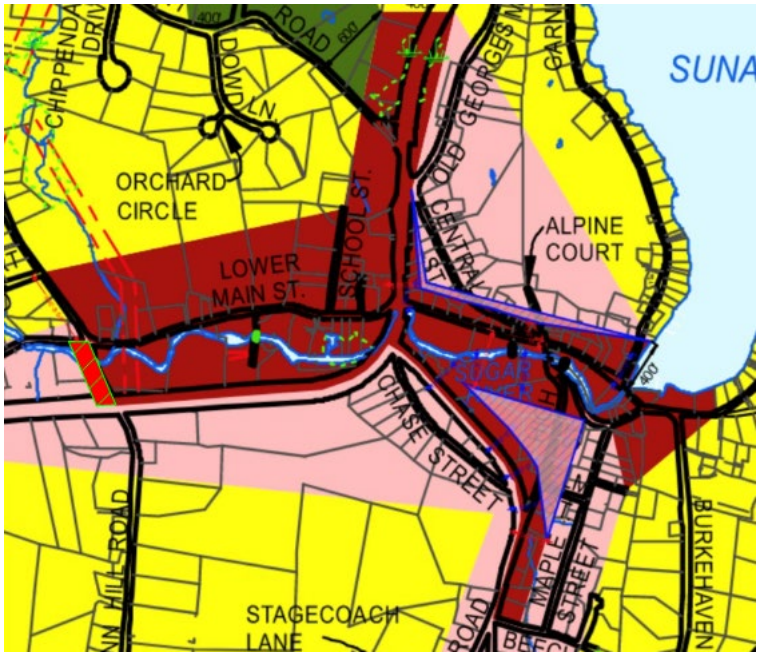
Amend Sections 2.10/2.20/2.30/3.10/4.10/4.60/5.30 – to create a new Waterfront Village Commercial Zoning District from existing Village-Commercial (VC) District in Sunapee Village. Adjust district lines between existing VC and Village Residential (VR) Districts. Revise dimensional controls, uses, and signage requirements.

The full text of Sections 2.10/2.20/2.30/3.10/4.10/4.60/5.30 as amended will be as follows:

2.10 Zoning Map and Description of Districts

***WVC – Waterfront* Village Commercial District**

2.20 Zoning Map



Map Key:

Dark Red:
Proposed Waterfront District

Pink w/ Blue Diagonal Lines:
Current Village Commercial to be re-assigned as Village Residential

Red w/ Green Diagonal Lines:
Current Village Residential to be re-assigned as Waterfront District

Solid Pink: Existing Village Residential District

Yellow: Residential District

2.30 District Purpose and Description

~~**Village Commercial District**~~ - (The Remainder of the opening paragraph remains the same)

Waterfront Commercial District - In Sunapee Village, the *Waterfront* Village Commercial District begins at the intersection of Route 11 and Route 103B and goes southwesterly *125' past* the intersection of Route 11 and Winn Hill Road, *thence northwesterly* ~~*along Old Winn Hill Road and North Road*~~ *to a point on Lower Main 125' southwesterly of the intersection of North Road and Lower Main thence back easterly to the intersection of North Road and Lower Main thence Northwesterly to the intersection of West Court Road,* thence east-northeasterly to the end of School Street, thence northerly to a point 600' north of the center of Sargent Road and 400' west of the center of Route 11, thence due east to a point 100' easterly of the center of Route 11, thence southerly to the intersection of Old Georges Mills Road, Central Street, and Route 11, thence south-southeasterly to a point *125 ft* ~~*200 ft*~~ north of the center of Main Street and *125' east of Route11, thence easterly to a point 125 ft from the intersection of Main St and Alpine Court parallel to Alpine Court* thence easterly to a point which is 400 ft north of the dam on Lake Sunapee, thence southerly along Lake Sunapee to said dam, thence easterly along Lake Sunapee 600', thence southerly to the intersection of Quarry Road and Lake Avenue, thence southwesterly to the end of Maple Court, thence northwesterly to the intersection of River Road and Maple Street~~, thence westerly to a point on River Road which is 200' westerly of the intersection of River Road and Maple Street~~, ~~thence southerly running parallel to Maple Street to a point on Beech Street,~~ *thence westerly to the intersection of a point 450 ft south of Main St and 200 ft northeast of Route 103B, thence running parallel to Route 103B 200' southeasterly and easterly to the intersection of Beech St,* thence westerly along Beech Street to the intersection of Route 103B, thence northwesterly to the point of beginning.

Georges Mills Village Commercial District – In Georges Mills Village, the Georges Mills Village-Commercial District is centered at a point at the intersection of Route 11 and Springfield Road and includes all the lands within a 600' radius of said point.

This paragraph replaces the existing Village-Residential District boundary definition.

Village-Residential District – The Village-Residential Districts in the Town of Sunapee are areas characterized by mostly single-family and two-family residential with some low-impact commercial uses. In general, the two Village-Residential Districts are adjacent to the two Village-Commercial Districts in Sunapee Village and Georges Mills and are further described as follows:

In Sunapee Village, the Village-Residential District begins at a point at the end of Maple Court, thence southerly to a point 500' due east of the intersection of Route 103B and

Schoolhouse Lane, thence along Schoolhouse Lane to the intersection with Stagecoach Road, thence northerly to a point 200' south of the center of Chase Street and 200' west of the center of Route 103B, thence westerly to the intersection of Lower Main Street and Route 11, thence northwesterly along the discontinued road 500', thence east- northeasterly parallel to West Court Road to the center of North Road, then southeasterly to the intersection of North Road and Lower Main Street, *thence westerly 125' along Lower Main,* thence southeasterly *to a point 125' southwesterly* from the intersection of Winn Hill Road and Route 11, thence easterly along Route 11 to the intersection with Route 103B, thence easterly and southerly along Route 103B to the intersection with Beech Street, thence easterly along Beech Street approximately 200', thence ~~northerly and parallel to Maple Street to the center of River Road~~ *thence northwesterly a distance of 200' off set from Route 103B to a point of intersection offset 450 ft to south of Main St,* thence easterly ~~along River Road~~ to the intersection *of River Road and* ~~with~~ Maple Street, thence southeasterly to the point of beginning. The Village-Residential District also includes an area beginning at a point along the shore of Lake Sunapee 400' north of the dam, *thence westerly to a point 125 ft from the intersection of Main St and Alpine Court parallel to Alpine Court,* thence west-north westerly to a point *125'* ~~200'~~ north of the center of Main Street and *125'* ~~200'~~ east of the center of Route 11, thence northerly to the intersection of Old Georges Mills Road, Central Street and Route 11, thence northerly 1000' to a point which is 100' easterly of the center of Route 11, thence southeasterly to the point of beginning.

3.10 Table of Dimensional Controls – (Proposed changes to new Waterfront Village Commercial District)

Requirement	V.C Existing	Proposed Waterfront	Reason for Change
Minimum Lot Size	½ acre	1/3 acre	Allow for more affordable development
Minimum Lot Size (Shoreline Overlay)	1.0	1/3rd acre	
Maximum Residential Density (Dwelling Unit per sq ft)	10,000	4,840 (see 4.10 permitted uses)	Permits three units per 1/3 acre; addresses shortage of affordable housing
Minimum Road Frontage (feet)	75	75	
Minimum Front Setback (Routes 11, 103, 103B, feet)	75	75	
Minimum Front Setback – All Others (feet)	40’	30’	Supports economic development in village settings with retail stores opening directly onto sidewalks; measured from road center (road 10 ft, sidewalk 7–10 ft)
Side and rear Setback (Lots Meeting/Exceeding Minimum Lot Size or Not Pre-Existing, feet)	10	10	Allow for economic development in village setting where stores are clustered conveniently together. Safety requires at least 10 feet side setback. Note; Driveways and alleys not governed by side setbacks allowing for rear parking and access to rear retail space. Exception for parking spaces not limited by rear setback.
Side and rear Setbacks for Pre-Existing Lots Below Minimum size	10	10	Allows renovation of pre-existing structures using allowed setbacks for new development
Maximum Lot Coverage (%)	80	80	Comparable to other villages in NH (75–80%)
Maximum Structure Height (feet)	40	38’	Measured 15 feet from lowest grade around structure

4.10 Permitted Uses

Waterfront Village Commercial District – Permitted by Right		
	Funeral Homes	Post Office
Accessory Uses	Home Business	Professional Offices and Clinics
Assembly Halls	Home occupations	Restaurants up to 5,000 sf (excluding drive-in and drive-thru restaurants)
Banks	Multi-Family (3-6 Units per building)	Tasting Room per state definition
Bed & Breakfast	Municipal Buildings and Facilities	Retail (up to 10,000 SF building. Up to 3,000 per retail shop space),
Inns	Museums and Galleries	Schools Public and Private
Churches	Nursing and Convalescent Homes	Short-Term Rentals Owner-in-Residence (STR-OIR)
Day Care	Playhouse/Performing Arts Theater	Short-Term Rentals Owner-Not-in-Residence (STR-ONIR)
	Single-Family Dwellings (up to 4 per lot)	Two-Family Dwellings

Permitted Uses by Special Exception		
Auto, Boat & Engine Repair Shops	Marinas	Parking lot as primary use of up to 15 spaces
Food Vendor Cart	Veterinarians	Restaurants > 5000 sf (excluding drive-in and drive-thru restaurants)
Hotels and Motels		

4.60(B) General Requirements

(4) Permissible Zoning Districts – A Planned Unit Development is permitted in the *Waterfront Village Commercial, Georges Mills Village Commercial,* Mixed-Use, and Rural –Residential zoning districts.

(8)(a) Open Space Requirements – The total area of the open space shall equal at least one-quarter (in *Waterfront* Village *Commercial, Georges Mills Village Commercial* and Mixed-Use districts) and one-half in the Rural-Residential District) o the total land area of the Planned Unit Development. Open space shall be considered areas exclusive of any road or utility right-of-way, parking areas and any amenity to the development (i.e. swimming pools, tennis courts, garages, barns, storage, etc…).

5.3 General Requirements

5.31 Size. Signs in the Residential, Rural-Residential, Rural Lands, and Mixed-Use Districts shall not exceed 48 Square feet per side and total signage on any given lot may not exceed 96 square feet. Signs in the ~~Village-Commercial~~, Georges Mills Village-Commercial and Village-Residential Districts shall not exceed 24 square feet per side and total signage on any given lot may not exceed 48 square feet. *Signs in the Waterfront Village Commercial District may not exceed 24 square feet per side of the building facing the street and 30 square feet per side of the building not facing the street. If a building has multiple stores with entrances on the side of the building not facing the street, each store site signage is limited to 10 square feet.* Any structure or device used as a sign base or carrier will be considered in the square footage calculation *(excluding those only displaying restaurant menus or ice cream flavors). Signs in the Waterfront District may be made of wood, engineered or composite materials so long as they mimic in appearance those of a traditional New England Center.*

Proposed Zoning Amendment #6

Amend Section 4.90 – Accessory Dwelling Units – by eliminating the requirement for a special exception for the first accessory dwelling unit (ADU) on a property per state mandate and allowing a second ADU by special exception.

The full text of Sections 4.90 as amended will be as follows:

4.90 – Accessory Dwelling Units

A. Authority. This article is adopted pursuant to RSA 674:71 – 674:73 and is intended as an Accessory Dwelling Unit (ADU) provision

B. Purpose. The purpose of the ADU is to provide societal benefits for aging homeowners and caregivers along with increase access to affordable housing or long-term renters.

C. General Requirements

1) ~~An~~ *The first ADU on a lot* will be permitted in all districts by ~~special exception~~ *right. The second ADU on a lot will be permitted in all districts by special exception.* The *requirements for the first ADU and the* special exception *for the second* will be based on items 2-~~9~~*11* in this section and not on the requirements found in Section 4.15.

2) ~~Only one (1) ADU is allowed per single family dwelling unit~~ *No more than the two ADUs described above will be allowed with one single-family dwelling on any lot.*

3) Owner occupancy is required in the main unit or *either of the* ADUs.

4) ~~The~~ An ADU cannot have more than 1,000 square feet of living space.

5) Setback dimensions for ~~the~~ *an* ADU must meet the same guidelines as the single-family unit.

6) ~~The~~ *An* ADU must comply with existing lot coverage standards as specified elsewhere in this Ordinance.

7) There shall not be more than ~~2~~ *3* bedrooms in ~~the~~ *an* ADU.

8) Septic designs and sewer hook ups shall accommodate the number of bedrooms as required by Article VII of this ordinance.

9) Proper off-street parking must be provided per section 3.40(e) of this Ordinance.

10) If an ADU is used as a short-term rental, ~~the owner must be in residence during the time of the rental~~ *it must meet the definition of a STR-OIR. Only one ADU per lot may be used as a short-term rental if allowed in the underlying zoning district.*

11) Only one ADU may be detached from the main dwelling.