

Minutes for Planning & Zoning Sunapee Forward Committee Meeting – February 18, 2025

Attendees: (Video only)

- David Andrews
- Lynn Arnold
- Ann Bordeianu
- Paul Larocque
- Trina Hill
- Patty Schwarzkopf
- Annie Montgomery

The meeting began with a short presentation from Carol Wallace, representing the Sunapee Heritage Alliance (“SHA”) about the harbor property that SHA purchased last week (lot 94).

- SHA is waiting for the outcome of the Sunapee Forward Committees before developing plans to develop the property
- The property was purchased from donations by private Sunapee citizens to SHA which is a 501c3 non-profit organization.

Initially reviewed recent Steering Committee meeting with key takeaways as follows:

- Steering committee is focused on overlap of respective committee work
- Meetings in April are being planned for committees to meet and work through overlapping areas
- Overall goal is to have recommendations completed by June to present to an open meeting of town citizens and begin the process of getting recommendations through town committees in time for the March 2026 ballot.

Discussion then centered around two areas related to a proposed Sunapee Harbor District overlay in follow-up to our meeting on January 20th.

1. Geographic coverage:
 - a. Paul provided a color-coded map showing a potential coverage area.
 - i. Several changes were discussed including:
 1. Inclusion of lot 94-01
 2. TBD lots 15-78, 111,120 and 63 (mostly residential already)

- ii. It was decided to focus on the lake side of Route 11 and leave lower main street for a subsequent phase

2. Ascetics

- a. New England harbor ascetics characteristics include:
 - i. Wood clapboard
 - ii. Windows with mullions
 - iii. Pitched roofs with or without gables
 - iv. Colors consistent with historical period and location
 - v. Lighting fixtures consistent with New England architecture
 - vi. Signage with NE feel

3. Infrastructure

- a. Dimensional controls – need more research here on what makes sense
- b. Permitted Uses
- c. Walkways, parking
 - i. Sidewalks
 - ii. Parking behind buildings
- d. Preservation of scenic views
- e. Open space and parks

The focus for our next meeting is:

1. Presentation from the subcommittee looking at what other towns have done to preserve their New England town characteristics
2. Invite an experienced Town official to assist in thinking through the overlay relative to different existing town districts.

Next meeting is scheduled for March 24th at 4:30 pm in the Conference Room at Abbot Library.