

Agenda

- Discuss key takeaways from the April 9 All-committee meeting-connection points (e.g., zoning) (30 minutes)
- Develop a list of action items by sub-committee to complete so that we're ready for May 28th Sunapee town progress report (1.5 hours)

Participants

In Person-Dan Bonin, Pat Balch, Kellie Durkee, Cory Flint, Phil Harrell, Lisa Hoekstra, Tony Marino, John Quackenbos, Pete Smith. On Google Meet: Rick Blackshaw. The meeting was held at Prospect Hill Antiques from 5:30-7:30pm.

What do we need to prepare for the May 28th progress report to the town of Sunapee:

- What we need is how are we going to pay for some of the ideas
 - Who is going to pay for it and keep it up-that will come up during the meeting
 - How much additional commerce we bring in to make up for loss of tax revenue from deed restrictions
 - We should prepare a an all comprehensive 3-year plan for all committees that this is what will happen
 - This is what we can do in 3 years, and this is how we will pay for it
 - How about Woodbine Inn property-if that was developed, that would be additional tax revenue
 - What can we do about the state formula have to pay for hook ups for water and sewage-restricting development
- Top concerns that we'll most likely hear during progress report meeting to town on 5.28.25
 - Who will pay for the proposed ideas-shared public and private?
 - Housing (especially attainable housing) in the harbor is a big problem that needs to be solved
 - Possibly relax the short-term ordinances-prohibit tourism and growth
 - Car congestion/parking (everyone can find a spot during the day)

- Is it a problem and if so, how to address
- Trailer parking
 - One idea that was proposed: put parking down near town hall and have a chair lift up

The committee discussed ideas for the new SHA property (former Woodbine Inn). Two main ideas that the committee came up with:

1. Retail with attainable or workforce housing on top (\$1400-\$1700/mo rent)
2. Boutique hotel (10-20 room, four apartments), good restaurant (like former Woodbine Inn restaurant) and bar
3. The suggestion was made need to run analysis and compare the two ideas to see what would generate more revenue for the town and lead to more economic development

Follow Up Items

- Connect with Harbor Reconfiguration committee facilitator Chris Murphy to express this committee's concerns that restricting use of boat ramp could lead to a decrease of much needed foot traffic for the businesses in the harbor
- Set up meeting with Zoning committee facilitator David Andrews to discuss zoning and economic development
 - New state zoning laws being proposed and how they impact what we're doing in harbor-get us educated
- Follow up with other committee facilitators about the idea of a comprehensive 3-year plan that we come and share on the 28th
- Follow up with real estate developers in our network about building a boutique hotel
- Share this committee's ideas for the Woodbine Inn lot with SHA