

## Sunapee Forward Planning and Zoning Meeting – April 7, 2025

### Attendees

David Andrews  
Lynn Arnold  
Annie Montgomery  
Rhonda Gurney  
Patty Schwartzkopf

- Discussed takeaways from April 1<sup>st</sup> meeting and guidance from Peter White and Allyson Treager.
  - Given overlay does not allow changes to dimension controls, the committee consensus was to focus on Village Commercial district which includes the harbor, main street from the harbor to North Road, and along route 11 to the library
  - To avoid complexity, the consensus of the committee was to propose no changes to the geographic coverage of the village commercial district. While not ideal, the added benefit of small changes we were considering was not deemed worth risk voter misunderstanding the intent.
- Reviewed “Uses by Right” for the village commercial district and agreed to keep the following:
  - Accessory Uses
  - Assembly Halls
  - Bed and Breakfasts
  - Banks/ATMs
  - Inns
  - Day Care
  - Museums and Galleries
  - Playhouse/Performing Arts/Theater
  - Restaurants (excluding drive-thru)
  - Retail up to [3,000] square feet [per building]
  - Multiuse (Retail below up to [3,000]/Residential Apts above)
  - Pubs and Bars
  - Places of worship
  - Funeral home
  - Home business
  - Home Occupation Services

- Multi-Family Housing (3 to 5 units)
- Municipal Building and schools
- Nursing and Convalescent homes
- Post Office
- Medical Professional and clinics
- STR in/not in residence
- Single Family homes
- Two-family homes
- Professional services (medical, finance, accounting, legal)
- Reviewed “Uses by Special Exception”
  - Food Truck/Cart
  - Underground parking
  - Motel and Hotel
  - Auto/Boat Repair
  - Marinas
- Next Meeting April 14<sup>th</sup> video only followed by in-person meeting on the 21<sup>st</sup>
  - Agenda
    - Review dimensional controls for Village Commercial District
    - Come prepared with examples from other towns of commercial zones
    - Lynn Arnold to begin working draft of proposal using Georges Mills as template