

## Minutes for Planning & Zoning Sunapee Forward Committee Meeting - April 21, 2025

In person:

Trina Hill

Paul Larocque

Rhonda

Lynn Arnold

David Andrews

By video

Annie Montgomery

Ann Bordeianu

Patty Schwartzkopf

- Ann reported on her discussion with Peter White, Planning Board Chair and Mike Marquise, Town Planner. Key takeaways:
  - Redefine Village Commercial into a “Waterfront” District following the Sunapee harbor along the Sugar River to lower Main Street
  - This would move out of Village Commercial and into Village Residential part of High Street to 103B and part of Center Street off Main.
  - Consensus this was a good plan.
  - Paul and Trina to work on producing a map with specific new Waterfront District lines by next meeting on Monday the 28th
  - Next step once we have the map is to meet with Mike M. To review what works and what does not per town guidelines around district line.
    - David A to set up.
- Lynn requested each member look at the draft of the committee proposal and develop views about those highlighted in red and yellow
- Carol Wallace and Debbie (Stacy’s sister) to attend our next meeting.
  - Fact finding about what their plans are to inform us about potential zoning issues that may inhibit what they want to do that conforms with our goals.
- Dimensional issues still under discussion
- David A to begin explanation of goals and context around each proposal.
- Dimensional discussion
  - Quarter acre minimum
    - One acre = 43,560 sf
    - 1/3<sup>rd</sup> acre = 14,520 sf
    - 1/4 acre = 10,890 sf
  - 5,000 square foot per dwelling unit = 2 units per ¼ acre or 1/3<sup>rd</sup> acre

- 4,500 sf per dwelling unit = 2 units per  $\frac{1}{4}$  acre or 3 units per  $\frac{1}{3}$ <sup>rd</sup> acre
- Paul to create chart showing # units per acre size by density