

Minutes of Sunapee Forward Planning and Zoning Committee Meeting

December 2, 2024, 4:30 to 6:30 pm

Abbot Library – Activities Room

Attendees

David Andrews, Facilitator

Lynn Arnold

Ann Bordeianu

Rhonda Gumez

Katrina Hill

Diane Keane

Paul Larocque

Annie Montgomery

Patty Schwarzkoph

Joe Walz

This was the first meeting of the Sunapee Forward Planning and Zoning Committee.

- After introductions, the Committee Facilitator reviewed the scope and purpose of the committee as being a follow-up to the recent Charrette which focused on the Harbor, main street and Rt 11.
- Ann Bordeianu and Lynn Arnold reviewed their prior research into options for preserving buildings and village character including the following:
 - National Historical districts
 - The most restrictive with Federal involvement
 - Benefits from federal grants for restoration work
 - Local Historic District
 - Also restrictive, but managed by local Historic Commission
 - Maybe state grants
 - Heritage District
 - Managed by local Heritage Commission
 - Less restrictive than National and State designations
 - Architectural Standards District
 - Designed by local community
 - Administered by Planning Board through Site Plan Review
- Discussion ensued with the following points raised:
 - Do we want to be more preservation minded or development friendly?
 - It was pointed out that few older buildings remain standing so having them designate themselves as historic landmarks may be a better path than creating a large overlay district with restrictive rules.

- The question was also posed what do we want to preserve, buildings or the character of the harbor? The latter would suggest focus on development but under ascetic and dimensional guidelines that focuses on retaining rural New England character.
- If we created an overlay district, what areas would be included?
 - Village commercial, commercial residential and residential districts are all encompassed around the harbor
 - Do we extend down lower main street? It is part of the village commercial so would seem to make sense to include it.
- Several comparable communities were discussed such as Moultonborough. The group would like to see more research on other potential town models as Moultonborough does not have a harbor or village.
- Questions arose around the extent of development plans by Riverway for restaurants, hotels, shopping malls, etc.
- Suggestion was for a harbor committee to be formed to make recommendations to the Planning Board should the Architectural Standards District be adopted.
- Request for next meeting is a map that covers the entire harbor area including lower main street with color coded districts and a second page with key Planning and Zoning statistics including yard and road setbacks, height restrictions and other key criteria relevant to developers within the areas on the map.
- Facilitator to review several issues with the Steering Committee for guidance on scope for what land areas to include in the committee's recommendation, extent of economic development plans for the harbor and balance between preservation and development.
- Next meeting scheduled for Monday, January 6th at 4:30pm at Abbot Library