

## **Economic Development 5/15/2025**

### **Agenda**

- Dan to update the committee on his investigation of mixed-use development
- John/Pete/Phil to update the committee on meeting with David Andrews from zoning board committee
- Discuss May 28th progress presentation to town

### **Participants**

In Person-Dan Bonin, Pat Balch, Kellie Durkee, Cory Flint, Phil Harrell, Tony Marino, John Quackenbos, Pam Shughart, Pete Smith. The meeting was held at Prospect Hill Antiques from 5:30-7:30pm.

### **Need for mixed-use development**

- Dan had previously shared with the committee via email what he learned from talking to Anthony Dolan, a commercial real estate agent and select board member, in order to gain Anthony's perspective on the idea of mixed-use development.
- The committee debated and overwhelmingly agreed with the perspective that we should encourage mixed-use development through zoning and other incentives.

### **Zoning board**

- John/Pete/Phil shared with the committee what they learned from their one hour meeting with David Andrews on May 9th
- David and his committee will be recommending that the town create a Waterfront District (inclusive of most of Village Commercial District that spans from Lake Sunapee Harbor along the Sugar River to Winn Hill Road) as a “quintessential” New England harbor town.
- Commercial zoning would be more business-friendly, which was one of the goals of this committee
- Phil pointed out that the Zoning committee had done a great job of engaging planning and zoning boards during their efforts and that our committee needed to involve the select board concerning our proposals for tax breaks and abatements

- Kellie and Dan suggested that since select board member Anthony Dolan was currently in close proximity to Prospect Hill, that we invite him into our meeting to update the committee and the committee agreed. Anthony joined the committee meeting.
- Anthony shared his opinion that buildings in Sunapee harbor need to be mixed use. His opinion is these businesses and building owners are going to need supplemental income in the cold weather months as well as a place for their workforce to live.

### **May 28th presentation**

- Discussion around what the committee should present to the May 28th progress report to the town and who should present
- Phil suggested that Dan or Cory might be better suited to present our progress to the town since they both grew up in Sunapee and have deeper ties to the community
- Committee decided that Phil should present the same presentation that we delivered to the All Committee progress report and that other committee members weigh in as questions come up

### **Follow Up Items**

- Share zoning board committee recommendations so that we can review as a committee
- Pete, John and Phil to meet with another commercial developer to get perspective on boutique hotel
- Phil to share any updates to the May 28th presentation
- Present to town on May 28th