

Attendees:

In person committee members (Abbott Library Activities Room)

Lynn Arnold

Patty Schwartzkopf

Rhonda Gurney

Trina Hill

David Andrews

By video committee members

Paul Larocque

Ann Bordeianu

Annie Montgomery

Guests

David Hoffman

Carol Wallace

Debbie Pasculano

The goal for this meeting was to listen to representatives of property owners in the harbor about their plans to develop their properties to inform the committee of zoning changes to the proposed new Harbor/Waterfront district zoning regulations to provide scope to renovate and build new village structures in conformity with the development goals for the town.

- Carol Wallace representing Sunapee Heritage Alliance that recently purchased the Woodbine property
 - Lots of ideas but nothing decided yet
 - Listening and hope to develop something that works well with the harbor development plans
 - Ideas under consideration so far
 - Rebuild the Woodbine Cottage
 - Restaurant, tearoom, etc
 - With potential living space above
 - Not sure hotel in harbor
 - Would consider if nobody else tackles it

- Deb Pasculano representing her interests in new ownership of the Fenton's Landing Building/Property (Including Quack Shack)
 - Fenton's Landing building not maintained well
 - Upstairs gutted and remodeled
 - All new apartments, two one-bedroom apts (~800 sq feet each)
 - For Fenton Landing employees
 - Looking to creating two more parking spaces next to the building
 - Next year will gut downstairs and rebuild.
 - Stacy's will move to Fenton Landing sharing space with Fenton's deli
 - One half acre property size
 - Signage limits is issue if two businesses in same building or 3 businesses on the same property (limited to 48 sf per property/building)
 - Menus and ice cream flavors are included in signage limit
 - Need relief
 - Quack shack freezer an issue
 - Fenton's Landing freezer too small for Fenton's Landing so not enough for Quack Shack
 - Quack Shack uses Stacy's freezer which is very inefficient
 - If that building is demolished, Quack Shack needs another solution
 - Wants shed dormer or overhang near water side over deck for employees to access workspace without getting wet when rains. Now prohibited by zoning.
 - Grass area looking to do fun and games for kids
 - Sidewalks are needed from Fentons Landing across the bridge
 - Fenton's plans to remain open year round
- David Hoffman representing Riverway
 - Many thoughts and ideas about developing Riverway property but no decisions yet as to what they specifically want to do
 - Most likely retail with residential above or restaurant above for view and residential below.
 - Want flexibility to offer parking in back
 - Limited setbacks for side and front to allow for Village look and economics for development
 - Anchorage
 - Funds from sale of Fenton's Landing put into the upgrading Anchorage
 - Installing new French drain to prevent rotting infrastructure
 - Redid the kitchen to stabilize the floor
 - Stacy's Building

- Plan to demolish
 - Potential for 2 story 10,000 sq feet building (5,000 up and 5,000 below) replacement building
 - Want sidewalk and setbacks to allow efficient use of property and parking in back
 - Height restrictions for 2-story efficient use of property
- Discussion of potential merging Woodbine and Stacy's property to deal with lot line issues. Discussion stage only at this point.
- Aesthetics to be consistent with existing
- Parking lot on corner next to historical society could be developed if had zoning relief/reduced lot line setbacks
 - Retail space
- Property next to Livery
 - If get river relief from state river regs would want front set back with sidewalk and minimum side setbacks for commercial property with village feel and commercial viability
 - Maintain walkway for Riverwalk through this property
- Fenton's Landing, Harbor Trading are redoing all their signs to look the same
- Three properties owners missed
 - Reece Brown (Sunapee Cellars and Pantry)
 - Corey Flint (Prospect Hill concept)
 - Harbor Cottages (Stephanie)
- Requested feedback from Carol, Deb and David on our Uses and dimensional setbacks once we have a draft
- Preservation
 - Carol Wallace argues should have deed restrictions
 - Commercial use only
- Parking
 - Should Riverway get tax break for parking lot in village? They provide a town benefit through village parking and pay taxes on the property but receive no income
 - Riverway considered charging for parking but not decided to do this yet
- Ann proposal
 - Create new Harbor District
 - Leave High Street and Central Street in Village Commercial
 - Three options for us to consider:
 - One: Keep existing Village Commercial District as is and focus on Uses and Dimensional Controls

- Two: Move certain sections from Village Commercial District to Village Residential to avoid their objections to commercial zoning permissiveness (two small sections affected, part of High Street and part of Central Street). The rest of Village Commercial District (95% + of existing) renamed Harbor or Waterfront District with new Uses and Dimensional Controls.
 - To simplify the district line drawing, one idea is to have the East side of High Street as Village Residential and the West side as remaining in Village Commercial and included in the new Harbor/Waterfront District
 - Three: Create a new Waterfront District encompassing all but the two small sections of High Street and Central Street that would remain Village Commercial.
- To clarify whether options two or three are feasible from the perspective of the rules around setting district boundaries, it was decided to invite Mike Marquise, Town Planner to our next meeting to review these potential options
 - Next meeting is scheduled for 4:30 pm May 5th.