

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

**TOWN OF SUNAPEE  
PLANNING BOARD MEETING MINUTES  
AUGUST 21, 2025, 6:30 p.m.  
TOWN MEETING ROOM, 23 EDGEMONT ROAD**

**Planning Board members present:** Peter White, Randy Clark, Greg Swick, Aaron Whipple, Lynn Arnold, Richard Osborne, Doug Carey, Gunnar Blix

**Planning Board members absent:** David Andrews, Joe Butler

**Also present:** Allyson Traeger, Land Use Administrator; Michael Marquise, Town Planner

**CALL TO ORDER / ROLL CALL**

Mr. Butler called the meeting to order at 6:33 p.m. and conducted roll call.

**PUBLIC HEARING: 2025 MASTER PLAN**

Chair White presented the 2025 Master Plan, reviewing its purpose and the process by which it was updated. He thanked Mr. Marquise and Ms. Traeger for their work on this project. He invited the public to provide input and participate in the planning process.

Chair White asked for public comment.

**Bill Schwartz (sp), Doble's Road**, stressed the importance of the Master Plan, especially when competing for grant funds. He suggested adding input from the construction and real estate development industries on affordable housing. He recommended removing parking on Route 11. He suggested characterizing what people said and how it will be addressed. He recommended a reference on density. He suggested that completing small developments would be a positive achievement.

**Patricia** asked about lowering the speed on Route 11 and if those suggestions were addressed.

**Police Chief Neill Cobb** invited the public to attend the Highway Safety Committee meeting on September 3<sup>rd</sup> at 9:00 a.m., where the Route 11 corridor will be discussed.

**Chris Whitehouse** asked if the demographics were updated from an earlier draft and if the Master Plan was updated as a result of those changes. He questioned whether the plan addresses what the residents want.

**Polly Wong, 120 Marys Road**, noted the importance of balancing attracting younger families with serving the older population. She spoke to the need for a communication strategy to ensure involvement of all Town constituencies.

**Susan Fine, 216 Burkehaven Hill Road**, suggested incorporating water quality issues and reducing salt usage in the discussion of water resources. She also suggested adding an objective regarding solid waste management.

49 **Mike Hayes, 77 Lake Avenue**, suggested including a technology strategy for the future of Sunapee. He  
50 questioned how much the town want to attract outside capital to drive local business.

51  
52 **Suzanne Graves, 52 Burma Road**, asked which industries the Town could attract. She spoke to balancing  
53 protection of the watersheds and where development occurs. She noted the need for other types of  
54 businesses in the Georges Mills commercial zone besides contractor yards. She stressed the need to  
55 determine who the customer is for Town services so that activities can be targeted accordingly.

56  
57 Lisa Hoekstra read a letter from **Peter Hoekstra**. He suggested clarifying specific student data, changing  
58 the paragraphs regarding short-term rentals, and adding information on rooms and meals taxes received  
59 from the state.

60  
61 **Catherine (sp)** reiterated the need to protect water resources and reduce solid waste. She supported the  
62 intention to revisit the Master Plan annually.

63  
64 **Charlotte Carlson, Doble's Road**, suggested adding specific information on students from other towns.

65  
66 Lynn Arnold referred to an email from **Stu Greer** that suggested changes to ordinances. She noted that  
67 these are not Master Plan issues, but they are being addressed.

68  
69 Chair White reviewed the work being done by the Forward Sunapee committee, including creating a  
70 waterfront district.

71  
72 **Ann Bordeianu** shared more information on the work being done on the waterfront district and invited  
73 input from the community. She spoke to the density challenges and the perception around density.

74  
75 **Deb Pasculano, Lake Avenue**, noted a scheduling conflict with Back-to-School Night and this meeting in  
76 terms of obtaining representation from younger families.

77  
78 **Lisa Hoekstra, Maple Street**, suggested changes that could be made to the Plan regarding standardizing,  
79 legitimizing, and professionalizing.

80  
81 The Board discussed the comments made and agreed edits could be made to the Plan. They noted the  
82 Plan is not meant to identify specific actions, but to address issues in an overarching manner. Mr.  
83 Marquise suggested he and Ms. Traeger present revisions to the Board on September 18<sup>th</sup>.

84  
85 Chair White noted the Town will vote whether or not to approve the Master Plan in March.

86  
87 **ADJOURNMENT**

88  
89 **Mr. Swick made a motion to adjourn. The motion was seconded. The motion carried unanimously.**

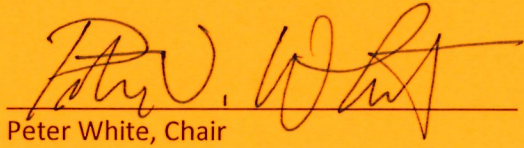
90  
91 The meeting was adjourned at 8:17 p.m.

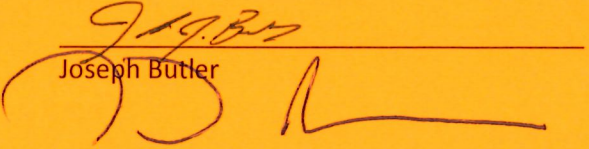
92  
93 Respectfully submitted,

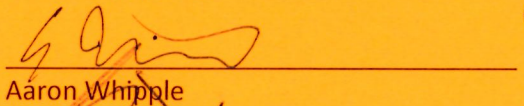
94  
95 Beth Hanggeli

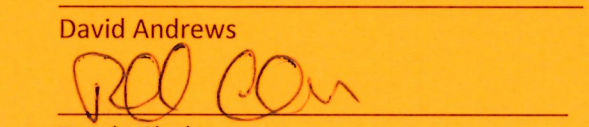
96 Recording Secretary

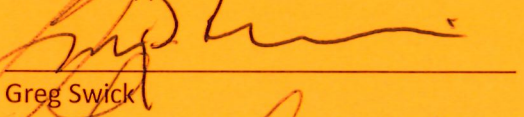
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113

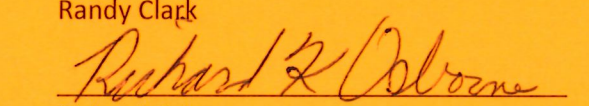
  
Peter White, Chair

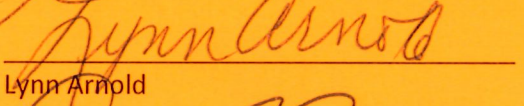
  
Joseph Butler

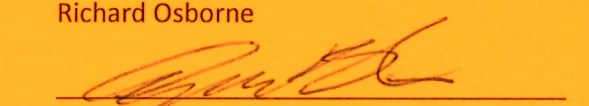
  
Aaron Whipple

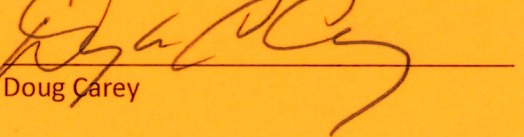
  
David Andrews

  
Greg Swick

  
Randy Clark

  
Lynn Arnold

  
Richard Osborne

  
Doug Carey

  
Gunnar Blix

