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TOWN OF SUNAPEE
PLANNING BOARD MEETING MINUTES
September 18, 2025, 6:30 p.m.
The Livery, 58 Main Street

Joseph Butler

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

Planning Board members absent: Doug Carey, Greg Swick

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

CALL TO ORDER / ROLL CALL

Chair White opened the meeting at 6:38 p.m. and conducted roll call.

PUBLIC HEARING: 2025 MASTER PLAN

Anthony Dolan, 18 Sunapee Heights Court, asked what adjustments had been made to the Plan.

Mr. Marquise reviewed changes from the prior hearing, including: Salt on roads, Transfer station waste and composting, Coordination between departments for infrastructure updates

Chair White emphasized the importance of annual review to assess progress and implementation.

Chris Whitehouse, Winn Hill Road, spoke on zoning in the Harbor, stressing that ZBA changes and reductions should be prioritized, not additional controls, which may hinder growth.

David Andrews addressed proposed changes in the Harbor District, highlighting increased flexibility.

Patrick Fine, Burkehaven Hill Road, asked how the Town will maintain its rural character.

Mr. Marquise responded, citing the Community Design, Water Resources, and Land Use sections, which limit sprawl and preserve natural character.

Discussion on Dollar General – Chair White explained the project met zoning regulations and was located in a designated commercial area.

Anthony Dolan raised concerns about height restrictions, referencing the Ben Mere history.

Peter Hoekstra, 25 Maple Street, asked to revise page 6 language, including: Remove the word “explosive” from references to short-term rental (STR) growth. Clarify student tuition numbers, noting the situation is fluid and under review.

Mike Jewczyn, Burkehaven Lane, asked whether the Plan supports making Sunapee a destination rather than a “drive-thru” town.

Chair White noted the need to balance growth with preservation, highlighting Forward Sunapee’s work and the role of signage.

Carol Wallace, 68 Burkehaven Lane, commended inclusion of Charrette findings.

Ann Bordeianu, Maple Street, reinforced aligning the Plan with Charrette and survey results, urging focus on broader community input.

43 Lisa Hoekstra, Maple Street, raised concerns about page 6 language regarding STRs and seasonal
44 homeowners, alleging discrepancies in data. She also referenced her Right-To-Know request and
45 concerns about formatting.

46 Chair White responded that while the document may not meet all expectations, staff and volunteers
47 put in significant effort, and fiscal responsibility was considered.

48 Katherine Bueseuff, Ridgewood Rd. thanked the Board, reminding all that the Plan cannot satisfy every
49 perspective.

50 Patrick Fine asked about next steps.

51 Chair White explained the Board would decide on amendments tonight and adopt the Plan if no
52 substantive changes are required. He also discussed how recommendations guide ordinance
53 amendments.

54 Mr. Marquise added that implementation of recommendations will be a multi-year process, with 20
55 initial priorities identified.

56 Carol Wallace urged that the Selectboard use the Master Plan to shape the budget and strategic
57 planning.

58 Chair White noted the potential to reinstate the Capital Improvement Plan (CIP) to support this.

59 Suzanne Tether asked what would happen if state mandates were not adopted.

60 Chair White responded that state law would override local zoning regardless.

61
62 Ms. Arnold summarized public input. The Board discussed and agreed to:

- 63 - Remove the word “explosive” in reference to STR growth.
- 64 - Remove language describing seasonal homeowners as transient.
- 65 - Remove the phrase “high concentration” of STRs.
- 66 - Explore adding a technology section in future updates.

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68 **Mr. Clark made a motion to adopt the 2025 Master Plan with the mentioned edits. Mr. Butler**
69 **seconded the motion. The motion carried unanimously.**

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71 **ADJOURNMENT**

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73 **Mr. Butler made a motion to adjourn. The motion was seconded. The motion carried unanimously.**

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75 The meeting was adjourned at 8:05 p.m.

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77 Respectfully submitted,

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79 Allyson Traeger

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86 Peter White, Chair

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89 Aaron Whipple

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92 Greg Swick

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95 Lynn Arnold

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Joseph Butler

David Andrews

Randy Clark

Richard Osborne

Gunnar Blix

