

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

**TOWN OF SUNAPEE
PLANNING BOARD MEETING MINUTES
DECEMBER 11, 2025, 6:30 p.m.
TOWN MEETING ROOM, 23 EDMONT ROAD**

Planning Board members present: Peter White, Joe Butler, David Andrews, Aaron Whipple, Randy Clark, Greg Swick, Richard Osborne, Lynn Arnold, Gunnar Blix

Planning Board members absent: Doug Carey

Also present: Allyson Traeger, Land Use Administrator

CALL TO ORDER / ROLL CALL

Chair White called the meeting to order at 6:32 p.m. and conducted roll call.

NEW CASES

Case #SPR 25-08, Parcel ID 0133-0087-0000 on behalf of Main Street Partnership, LLC, 72 Main Street, a Village Commercial District, a Site Plan Review to allow for additional smoothie business to be added to pre-existing commercial use.

DECISION: The request was approved.

DISCUSSION:

Chair White read the case into the record.

Ms. Traeger said the application was complete, aside from a discussion about parking. The Board discussed why this site plan review was required.

Mr. Clark made a motion that the Board accept the application as complete. Mr. Osborne seconded the motion. The motion carried unanimously.

Deb Pasculano and Peter M. Fenton appeared before the Board to discuss Stacy's Smoothies subletting space from Fenton's Landing. Ms. Pasculano reviewed the changes that will be made to each business to eliminate crossover. She explained how parking spaces will be added. She requested approval to move the business, to add parking, and to add seating pursuant to the numbers approved by the Fire Chief to equal 99 seats.

Ms. Traeger noted the Fire Chief approved 50 seats inside the building. However, he was not able to determine the seating in the beer garden area, as it was not set up. Mr. Fenton said the outside seating encompasses the Quack Shack deck and the beer garden area. Ms. Traeger clarified the Quack Shack deck could not be included, as it is a separate business.

47 The Board had an extended discussion about the parking needs and the proposed layout of the parking
48 lot. They discussed the number of communal spaces in the harbor, existing businesses that do not have
49 parking, and the potential of private parking spaces being withdrawn from use.

50

51 They also discussed the amount of pervious and impervious surface.

52

53 Regarding the number of seats, a representative of Fenton's pointed out the mixed-use nature and
54 communal activity in the harbor. Ms. Pasculano explained they are looking for additional seating outside;
55 50 seats are approved inside, but they do not use this amount. They also discussed hours of operation
56 and the amount of activity during the day and at night.

57

58 They discussed whether the Sewer Department was satisfied with access to the sewer in an emergency.
59 Ms. Pasculano has spoken with a representative from the Sewer and Water Commission, who said there
60 were no issues. Ms. Traeger said Dave Bailey is a member of peer review, and their only concern was if
61 the parking lot was paved, they will need access to the area.

62

63 Chair White opened public comment.

64

65 **Chris Whitehouse** spoke in support of the application.

66

67 **Deb Somalis** spoke to the need for equal and fair treatment for all businesses in terms of following
68 regulations.

69

70 Chair White closed public comment and the Board began deliberation. The Board agreed they were fine
71 with the available parking. They agreed to approve up to 99 seats, based on Fire Chief approval. There
72 were no concerns over combining the two businesses.

73

74 The Board suggested adding compact and motorcycle parking spaces to the site plan regulations.

75

76 **Mr. Osborne** made a motion to approve the site plan review for Case #SPR 25-08, Parcel ID 0133-0087-
77 0000, with the condition that the seating capacity is set at 99 people, with the limit determined by the
78 Fire Chief, and the addition of three parking spaces per the plan for a total of nine. **Mr. Whipple**
79 seconded the motion. The motion carried unanimously.

80

81 **OTHER BUSINESS**

82

83 **Parcel ID: 0125-0050-0000 & 0125-0051-0000** on behalf of Daria Mayfield, Old Georges Mill Road, a
84 Residential District, a lot merger.

85

86 **DECISION:** The request was approved.

87

88 **DISCUSSION:**

89

90 Chair White read the case into the record.

91

92 Ms. Traeger explained this request is to merge two half-acre lots owned by the same owner into one. She
93 noted the presence of steep slopes on the lots and their impact.

94

95 Mr. Clark made a motion to approve the merger of Parcel IDs 0125-0050-0000 & 0125-0051-0000. Mr.
96 Osborne seconded the motion. The motion carried unanimously.

97

98 **CONSULTATION**

99

100 Parcel ID: 0237-0001-0000 on behalf of Jesse Yates and Mike Plunkett, 489 Route 103, a Mixed-Use
101 District, a consultation on proposed retail space.

102

103 Chair White read the case into the record. He noted this is the gentleman who proposed placing a food
104 truck on this lot. He is now proposing a bee-keeping supply retail store in this location.

105

106 Mr. Plunkett, the tenant, submitted a letter to the Board, as he was unable to attend the meeting. He will
107 be at the public hearing in January.

108

109 Ms. Traeger explained the proposed layout of the property and that Mr. Plunkett wanted general guidance
110 from the Board. She offered to share with him any questions from the Board. She explained Mr. Yates is
111 the property owner. She also noted retail is permitted by right in the Mixed-Use District.

112

113 The Board asked that Mr. Plunkett provide information on parking, signage, and lighting.

114

115 **REVIEW OF MEETING MINUTES**

116

117 October 9, 2025

118

119 Mr. Clark made a motion to approve the October 9, 2025, meeting minutes as amended. Mr. Swick
120 seconded the motion. The motion carried unanimously.

121

122 November 13, 2025

123

124 Mr. Clark made a motion to approve the November 13, 2025, meeting minutes as written. Mr. Andrews
125 seconded the motion. The motion carried unanimously.

126

127 **REVIEW OF UPCOMING ZONING AMENDMENTS**

128

129 Ms. Traeger noted the public hearing on the zoning amendments will be held on December 18th. She sent
130 a letter that included the full text of the amendments to everyone in the Village Commercial District. She
131 noted if any significant changes to the intent of the amendments result from the public hearing, another
132 public hearing would be needed in January.

133

134 Chair White opened public comment.

135

136 Lisa Hoekstra asked if Mr. Andrews and Ms. Arnold would recuse themselves during the discussion and
137 voting for Amendment #1, noting they must physically leave the table. She asked if the Board views short-
138 term rentals (STRs) as commercial or residential.

139

140 Chair White said he believes STRs are a business, as they have to pay taxes to the state. The courts have
141 muddied the waters by calling them a residential use. He said home businesses are regulated through site
142 plan review. He noted the difference between owner-in-residence and owner-not-in-residence.

143
144 **Ms. Hoekstra** asked if there could be consideration to keep STRs as they are now, or be approved by
145 special exception. She asked about the Board's understanding of a legal case regarding STRs that is before
146 the Court. She asked if it would be possible to separate Upper and Lower Main Street when discussing
147 development.

148
149 **Chris Whitehouse** asked, regarding STRs owner-not-in-residence, why the Board was trying to remove a
150 business from a business district. Chair White noted some businesses are not allowed in the business
151 district. Mr. Andrews explained the intent of restricting STRs owner-not-in-residence was to foster long-
152 term rental housing.

153
154 Regarding separating Upper and Lower Main Street, Mr. Andrews explained the Forward Sunapee
155 Planning & Zoning Committee wanted to create continuity between the harbor and Lower Main Street,
156 and it was easier to present one change to the voters instead of multiple changes.

157
158 **Deb Somalis** spoke to the limited membership on the charrette committees. She said the charrette
159 committees were under the control of the Planning Board. She said meetings were not open to the public.
160 She spoke to the need for the public to have input.

161
162 Mr. Andrews spoke to the membership of the committees and how they were created. He described how
163 input was solicited, and how changes were made to the proposals as a result of public comment.

164
165 Chair White noted the Board attempts to find a balance between the sides of an issue. He asked that
166 conversations between members of the public and the Board are respectful. The Board is always open to
167 holding informal discussions with groups/members of the public, although it is preferable that they
168 submit materials to be included on the Agenda. He challenged disparaging comments about the Board
169 and its members. Board members expressed discomfort speaking with individuals one-on-one outside of
170 the Board setting.

171
172 Mr. Butler noted the Board recommends to the ballot. The people vote. He suggested that more people
173 should vote.

174
175 **Ms. Hoekstra** said Amendment #1 has not had a broad community conversation.

176
177 **Mr. Whitehouse** spoke to the need for workforce housing being allowed in other districts. He spoke
178 against lowering density.

179
180 Ms. Traeger said the Selectboard has invited the Planning Board to meet with them to discuss the zoning
181 amendments on December 15th.

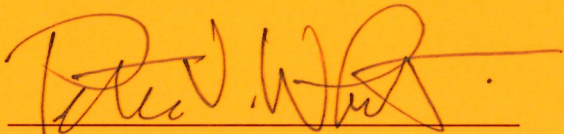
182
183 Mr. Butler suggested approaching the Selectboard to discuss offering tax incentives to developers. Ms.
184 Traeger said this will be discussed at the December 15th meeting. Chair White noted the effect of the
185 Town's limited infrastructure on potential development.

186
187 **ADJOURNMENT**

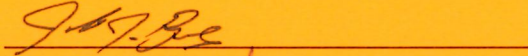
188
189 **Mr. Swick made a motion to adjourn. Ms. Arnold seconded the motion. The motion carried**
190 **unanimously.**

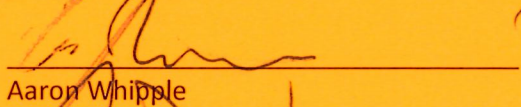
191
192 The meeting was adjourned at 9:45 p.m.

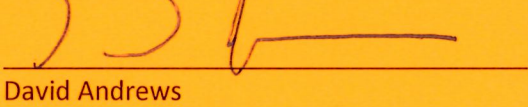
193
194 Respectfully submitted,
195 Beth Haggeli
196 Recording Secretary

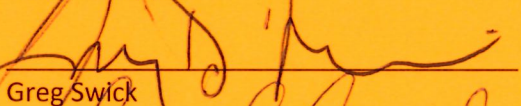
197
198 
199

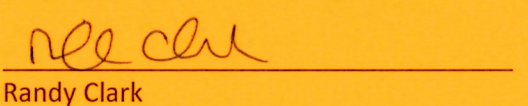
200
201 Peter White, Chair

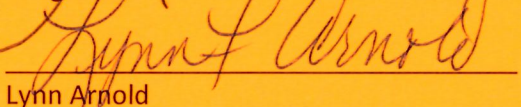

202 Joseph Butler

203 
204 Aaron Whipple


205 David Andrews

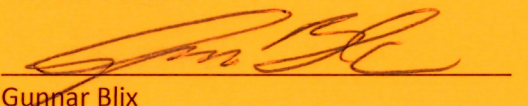
206 
207 Greg Swick


208 Randy Clark

209 
210 Lynn Arnold


211 Richard Osborne

212
213 Doug Carey


214 Gunnar Blix