

**TOWN OF SUNAPEE
PLANNING BOARD MEETING
WILL BE HELD THURSDAY,
JUNE 18, 2026, AT 6:30 PM,
AT THE SUNAPEE TOWN MEETING ROOM ON THE FOLLOWING:**

1. Call to Order/Roll Call
2. Review of upcoming Zoning Amendments & Housing Discussion
3. Review of Meeting Minutes
4. Other Business:

Outline of 2027 Zoning Amendments

1) Section 2.30 & 4.31 – Wetlands Overlay District & Permitted Uses:

Change definition of district boundaries as follows:

- 1) Significant Wetlands – Defined as those wetlands shown on a 1993 survey commissioned by the Conservation Commission. These wetlands would be protected with a 50' buffer.
- 2) Important Wetlands – Defined as those wetlands that are shown on the current National Wetlands Inventory map. The wetland will need to be at least 5,000 square feet in area to fall within this category. These wetlands would be protected by the current 25' buffer.
- 3) Minor Wetlands – Defined as wetlands that are deemed to be jurisdictional but do not reach the 5,000 square foot size. No buffer will be required for these wetlands but disturbance will only be allowed within the parameters outlined in Section 4.31. This section will govern both the buffer areas mentioned above and the wetland itself. The uses will be updated to reflect current regulatory philosophy of the state and federal standards.

These changes will continue to allow the landowner to hire a certified wetland scientist to delineate wetland edges if it is believed the mapping is inaccurate.

2) Section 2.30/Section 3.10/Section 4.10 et al :

Create new Harbor Zoning District in the area around Sunapee Harbor (this area is subject to Planning Board discussion but will likely start part of the way up Main Street and continue to at least the town boat dock. Keep elements from Riverfront Zoning District proposed in 2025. Update district lines to move some residential areas from Village-Commercial to Village Residential as proposed in 2025.

Focus on housing needs, uses, and building heights.

3) Section 3.50(a) – Special Exceptions

Repeal this special exception which deals with the replacement of existing boathouses. The town does not regulate boathouses that are entirely over the water. It is understood that the state may begin allowing these over the water structures again.

Section 6.12 now regulates how pre-existing non-conforming structures are handled. Repealing this would remove a redundant step for homeowners.

4) Article V - Sign Regulations

Review this regulation to determine if changes are necessary and/or what to put in potential Amendment #2 above.

Other Notes:

- **Housing discussion will be ongoing with potential ordinance revisions to come from this.**
- **Monitor RSA changes that may require additional changes**
- **Potential for STR changes based on discussions of court cases**

Schedule

June 18, 2026-August 20, 2026 – Initial Discussion of Amendments

September 17, 2026 – October 15, 2026 - Review text of amendments

November 19, 2026 – Final review of text of Amendments/Prepare for Public Notice

December 17, 2026 – First Public Hearing on Amendments

January 14, 2027 - Second Public Hearing on Amendments (if necessary)

March 9, 2027 – Town Meeting vote