



PLAN NH
Visioning *for* Sustainable Communities



Sunapee Charrette

April 12-13, 2024



Agenda

- Who is Plan NH?
- What is a Charrette?
- Meet the Team
- Project Area Overview
- What We Saw
- What We Heard
- Recommendations
- Q&A



Who is Plan NH?



501(c)3 organization founded in 1989

Vision of healthy and vibrant communities across the State

Mission: to foster excellence in planning, design, and development of New Hampshire's *built environment*

Strategy: to share information and inspiration for how community design and the built environment can contribute positively to where we live, work, and play

What is a Plan NH Charrette?



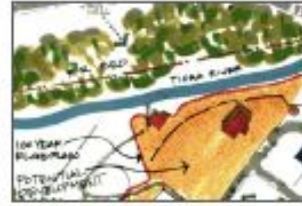
ALLENTOWN 2011



ASHLAND 2011



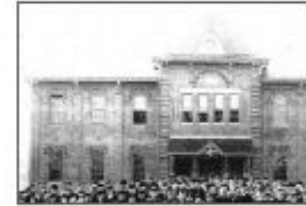
BARNSTEAD 2006



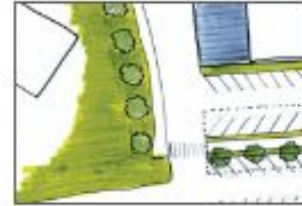
BELMONT 1996



BELMONT 2010



FARMINGTON 1998



FRANKLIN 1997



BERLIN-GORHAM 2002



BRADFORD 1998



BRISTOL 2008



BRISTOL 2018



CANAAN 2000



GREENFIELD 1997



GREENFIELD 2014



CANDIA 2003



CHICHESTER 2014



COLEBROOK 2010



DEERFIELD 2000



EXETER 2010



FRANKLIN FALLS 2006



GILMANTON 2000

What is a Plan NH Charrette?



- Listening and brainstorming session grounded in planning and design and focused on the built environment
- Two-day exercise utilizing an multidisciplinary team of volunteers
- Response to an application from a town or city and their identified design challenge

What does the Charrette look like?

- Intensive 2-day schedule
- Day 1
 - Tour of the target area
 - Stakeholder meeting
 - Community input session #1
 - Community input session #2
- Day 2
 - Team work session
 - Final report out
- Post-Charrette
 - Final report provided to host community within 10-12 weeks



Who are our volunteers?

- Designers, planners, engineers, preservationists, and other related professionals
- Individuals passionate about the built environment and giving back to the Granite State
- Teams are built to meet the unique design challenges of the host community



“I love these small NH towns and helping them thrive.”

-volunteer traffic engineer

Meet the Team

- Brian Colburn, McFarland Johnson
- Chris Kessler, Gradient, PLLC
- Frank Lemay, Milestone Construction
- Garrison Beck, VHB
- Jay Minkarah, Nashua RPC
- Jen Martel, Copley Wolff Design
- Karl Franck, ArchLab Design and the City of Manchester
- Kyle Barker, Barker Architects
- Leah Savage, NHDOT
- Meg Herndon, M. Herndon Landscape Architecture
- Nick Taylor, Workforce Housing Coalition of the Greater Seacoast
- North Sturtevant, JSA Design
- Pat Sherman, Patricia Sherman FAIA Architect
- Rebecca Levy, UNH Cooperative Extension
- Robin LeBlanc, RHL Strategies
- Sarah Tupper, UNH Community and Environmental Planning Major
- Tiffany Tononi McNamara, Plan NH
- Will Cleaveland, UNH Community and Environmental Planning Major

Why Plan NH came to Sunapee

- October 2023 - Sunapee Heritage Alliance, with letters of support from the Town of Sunapee and other local groups, submitted an application to Plan NH.
- November 2023 - Plan NH Staff and Charrette Committee members met with the Sunapee Heritage Alliance and other local stakeholders for a site visit.
- April 2024 - Plan NH Charrette Team came to Sunapee for our 78th Community Design Charrette.



Why Plan NH came to Sunapee

Building off of the success of the 2007 Plan NH Community Design Charrette which resulted in preservation of the The Livery, Plan NH was invited back to focus on:

- Opportunities in the upper village/harbor area
- Enhancement of the riverwalk pedestrian loop
- Increased safety and connectivity to and across Route 11



Project Area(s)

- Upper Village
- Harbor Area
- Riverwalk
- Route 11 & Main Street Area



What we saw



What we heard from you



We asked: *What do you see?*

- Greenspaces, beautiful harbor, lots of potential
- Lack of a town center
- Underutilized buildings and riverwalk
- Minimal commercial and community activity in winter
- Lack of parking in good areas
- Traffic congestion during summer
- Disconnected sidewalks and connections between Upper and Lower Main Streets
- No clear entrance to Sunapee and Harbor
- Unsafe sidewalks and bike paths



We asked: *What do you want to see?*

- Infrastructure improvements, including parking, pedestrian, and bicycle
- Year-round activities and amenities
- Repair and redevelopment of dilapidated buildings
- Preservation of historic village aesthetic and feel
- Housing options at different price points
- Protection and enhancement of natural resources



We asked: *What else do we need to know?*

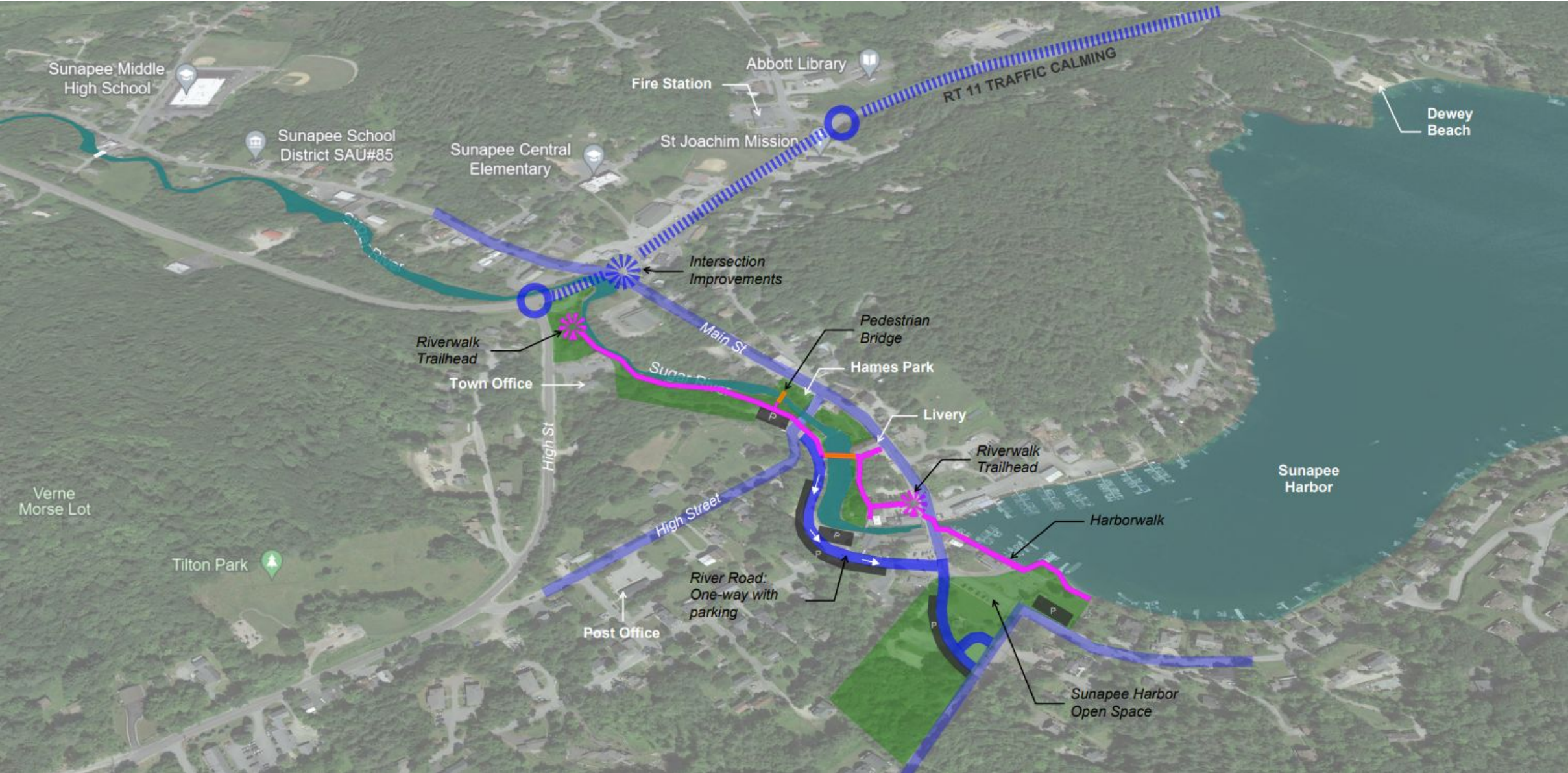
- **People love it here!**
- Better development does not mean bigger development
- Need for full multi-purpose utilization of buildings
- Difference in winter vs summer and lakefront vs inland populations
- Contention related short-term rentals
- Many different organizations involved in harbor operations



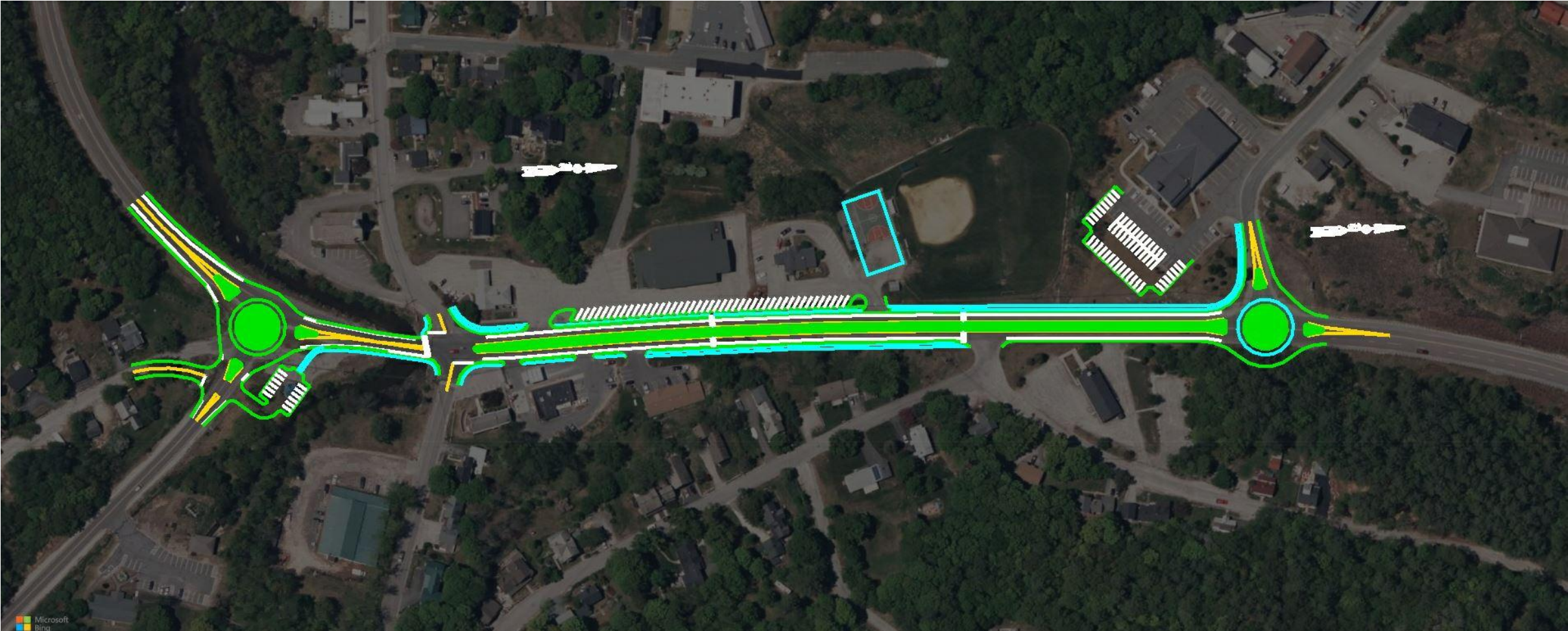
Recommendations



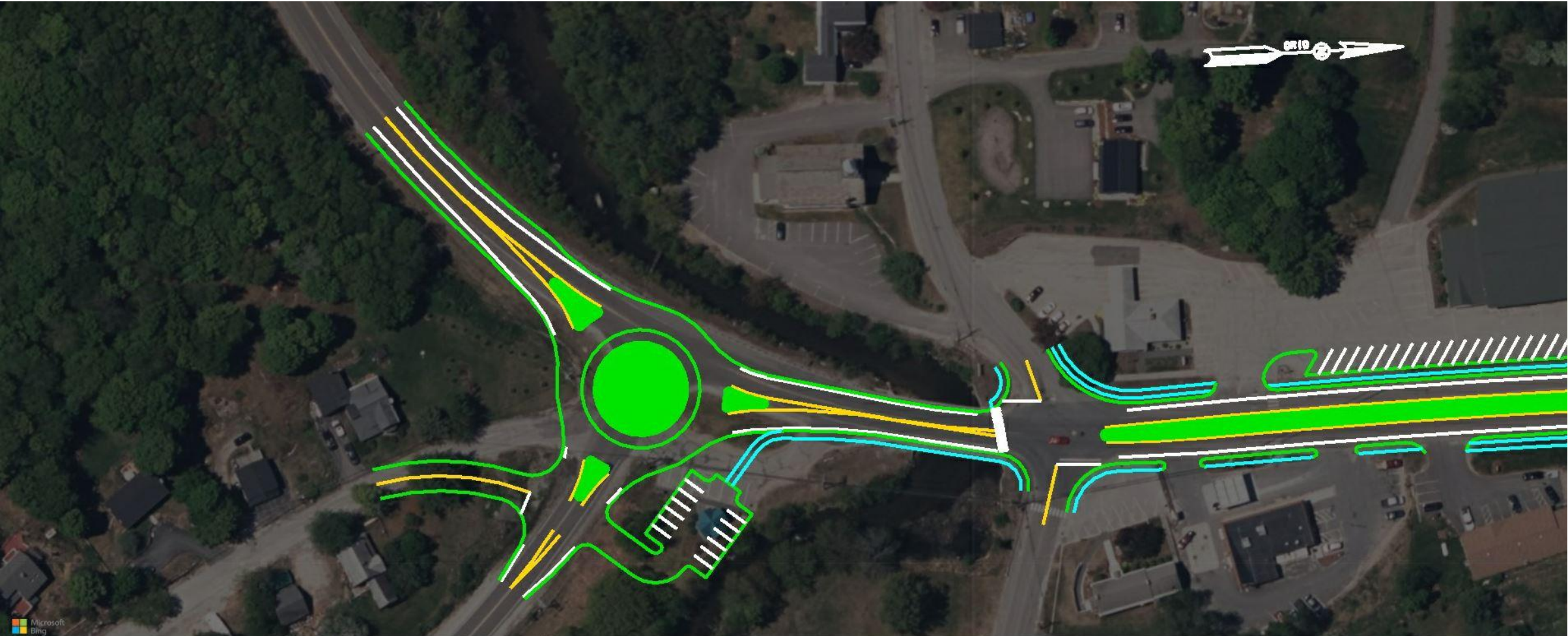
Connectivity



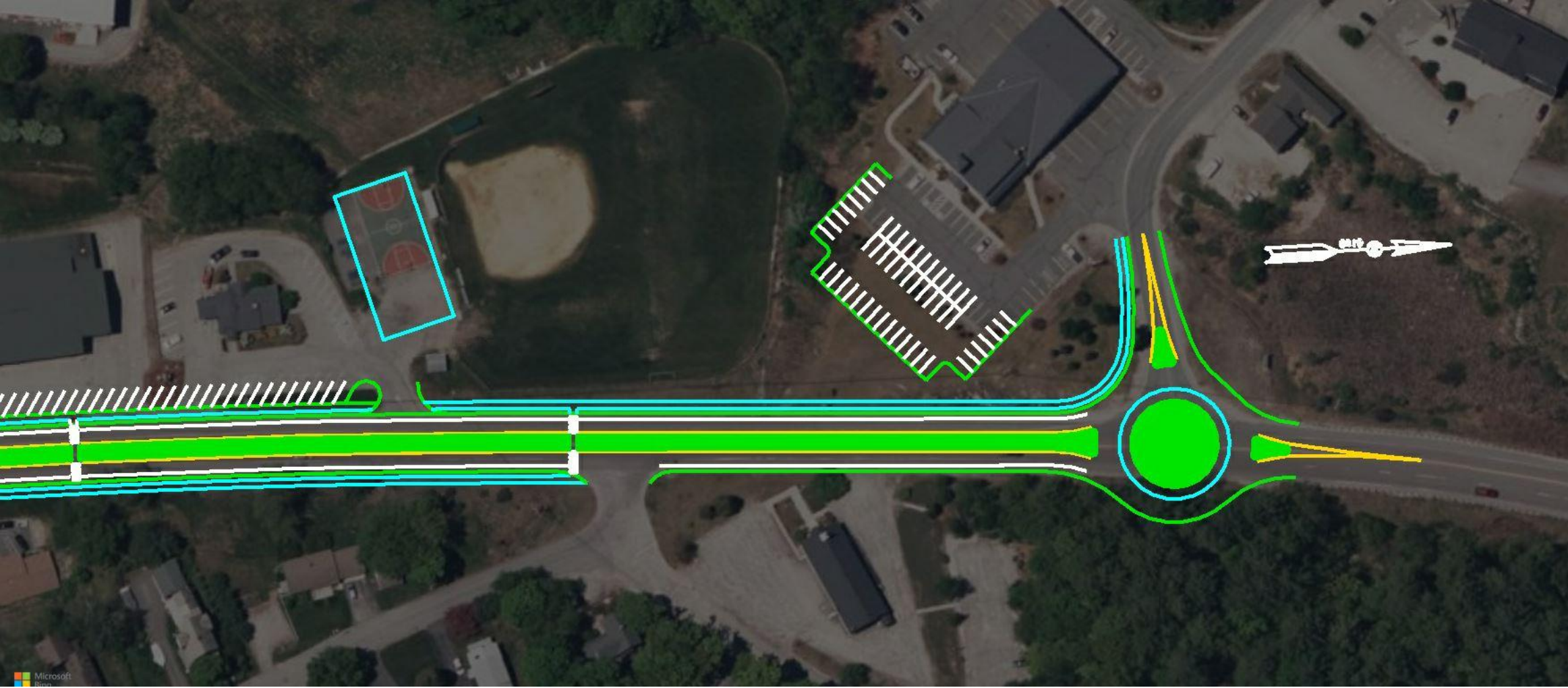
Route 11 Design Changes



Route 11 Design Changes



Route 11 Design Changes



Route 11 Design Changes

Keene, NH

Intersection of NH Route 9 and Base Hill Road

State Project # 26765

Center Island Landscaping and entry signage



Route 11 Design Changes

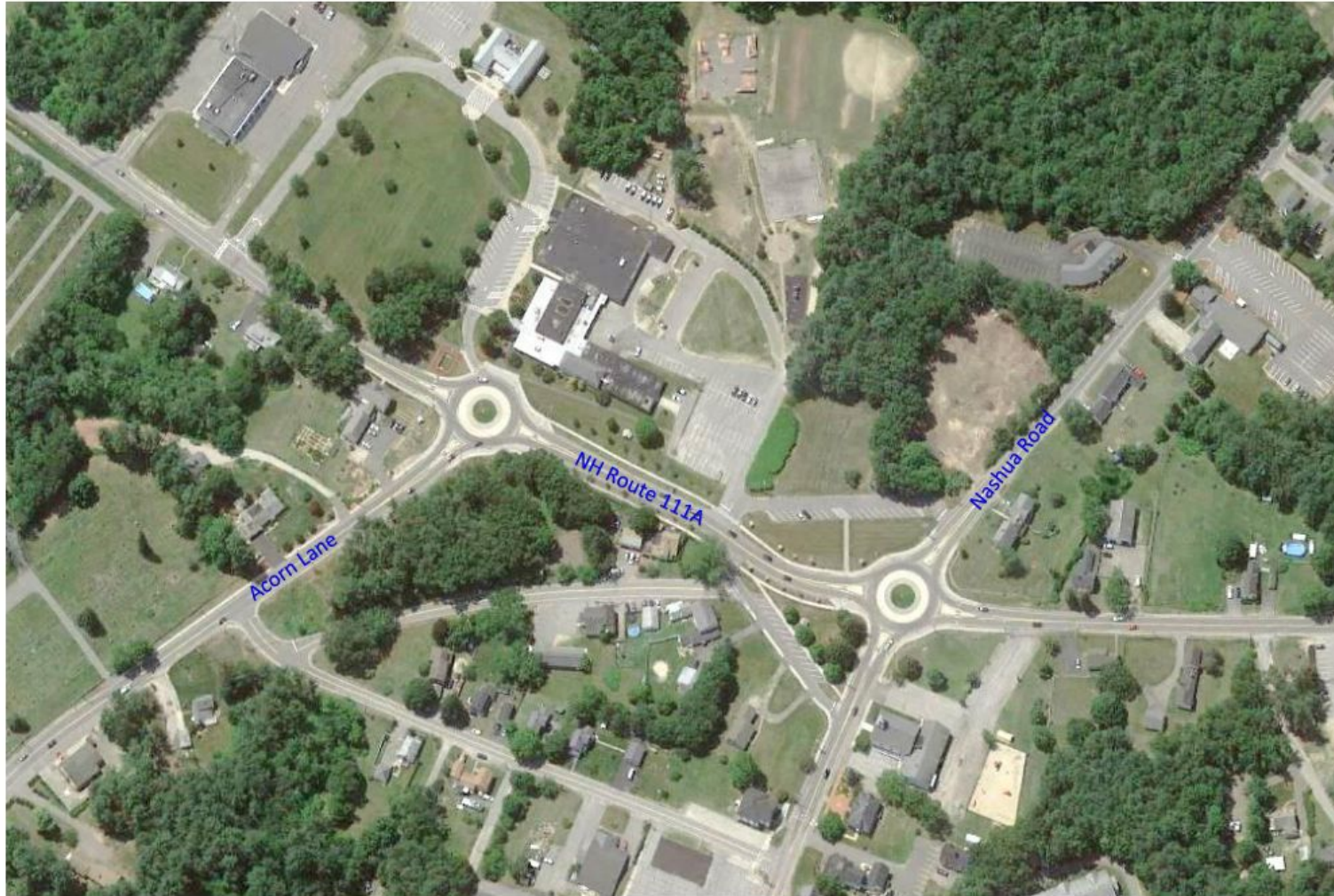


Route 11 Design Changes

Pelham, NH

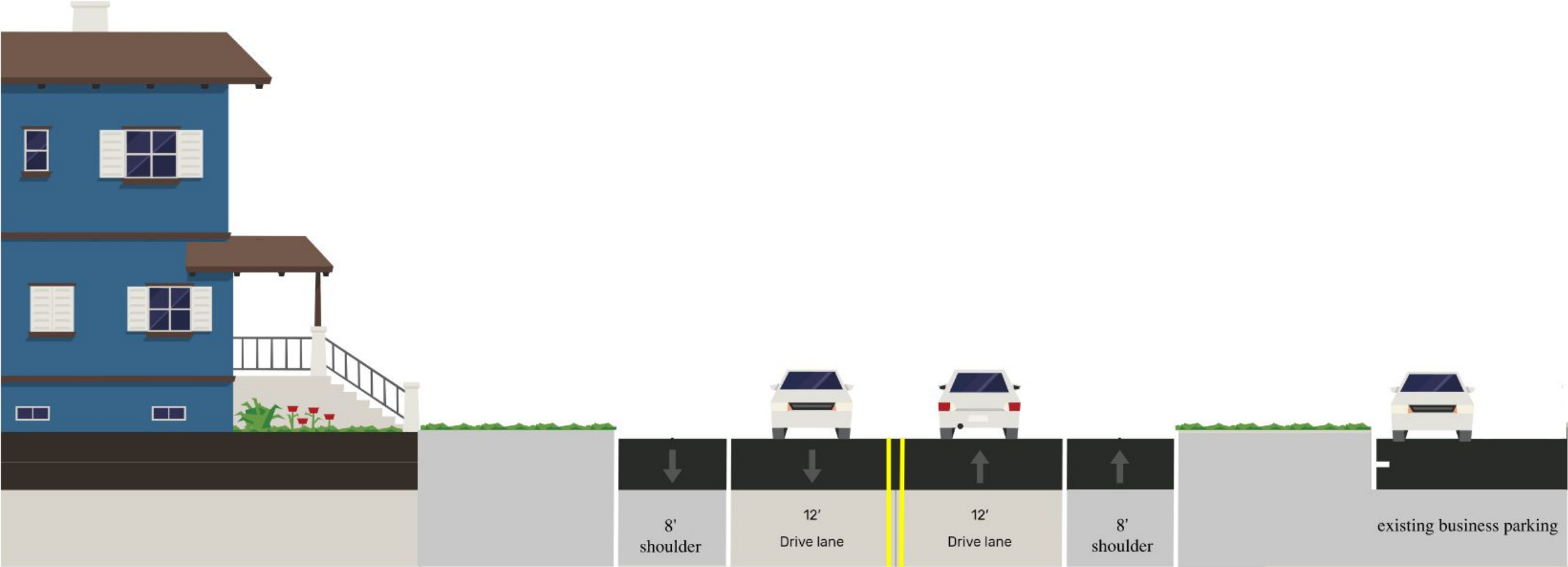
Intersection of NH Route 111A at Nashua Road

State Project # 14491



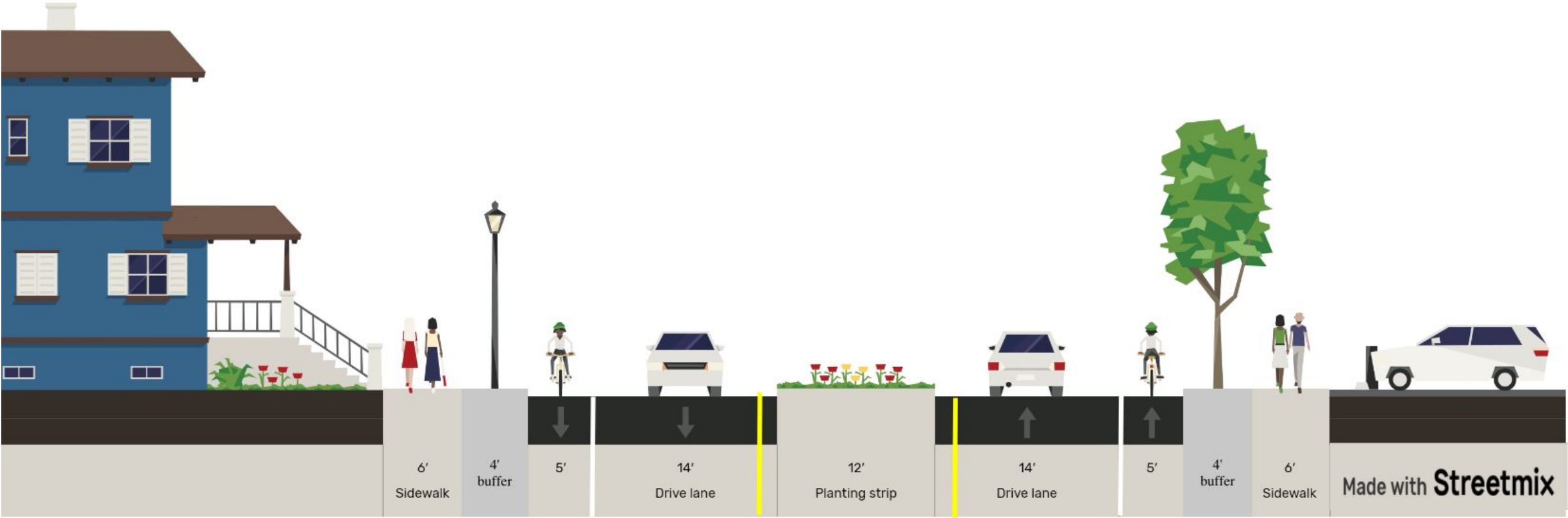
Route 11 Design Changes

Existing NH Route 11 Roadway Typical

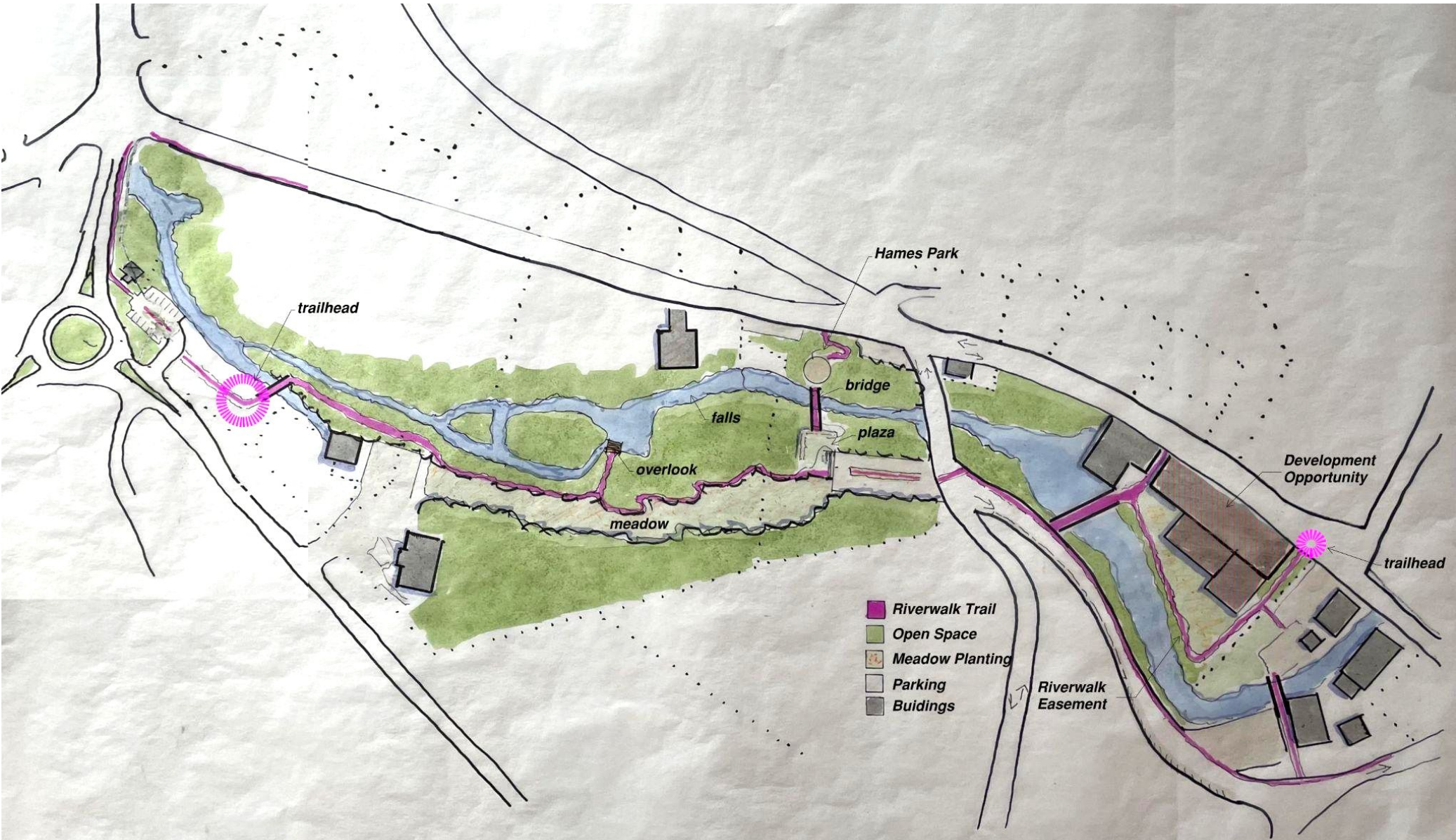


Route 11 Design Changes

Proposed NH Route 11 Roadway Typical



Riverwalk Connectivity



Riverwalk Connectivity (and Beyond)



Gateway Identification
Page 9

Park Identification: Large
Page 11

Park Identification: Medium
Page 13

Park Identification: Small
Page 15

Bike Path Identification
Page 17

Mile Marker
Page 20

Interpretive Kiosk
Page 22

Interpretive Single Post
Page 24

Interpretive Dual Post
Page 26

Map Kiosk
Page 28



BURLINGTON
PARKS
RECREATION
WATERFRONT

S A S A K I
Sasaki Associates, Inc.
44 Pleasant Street / Waterfalls, MA 02472 USA
1-877-833-3300 / 413-754-2788

SIGNAGE FAMILY

DESIGN INTENT ONLY - NOT FOR CONSTRUCTION



Planning and Zoning Regulatory Amendment Recommendations

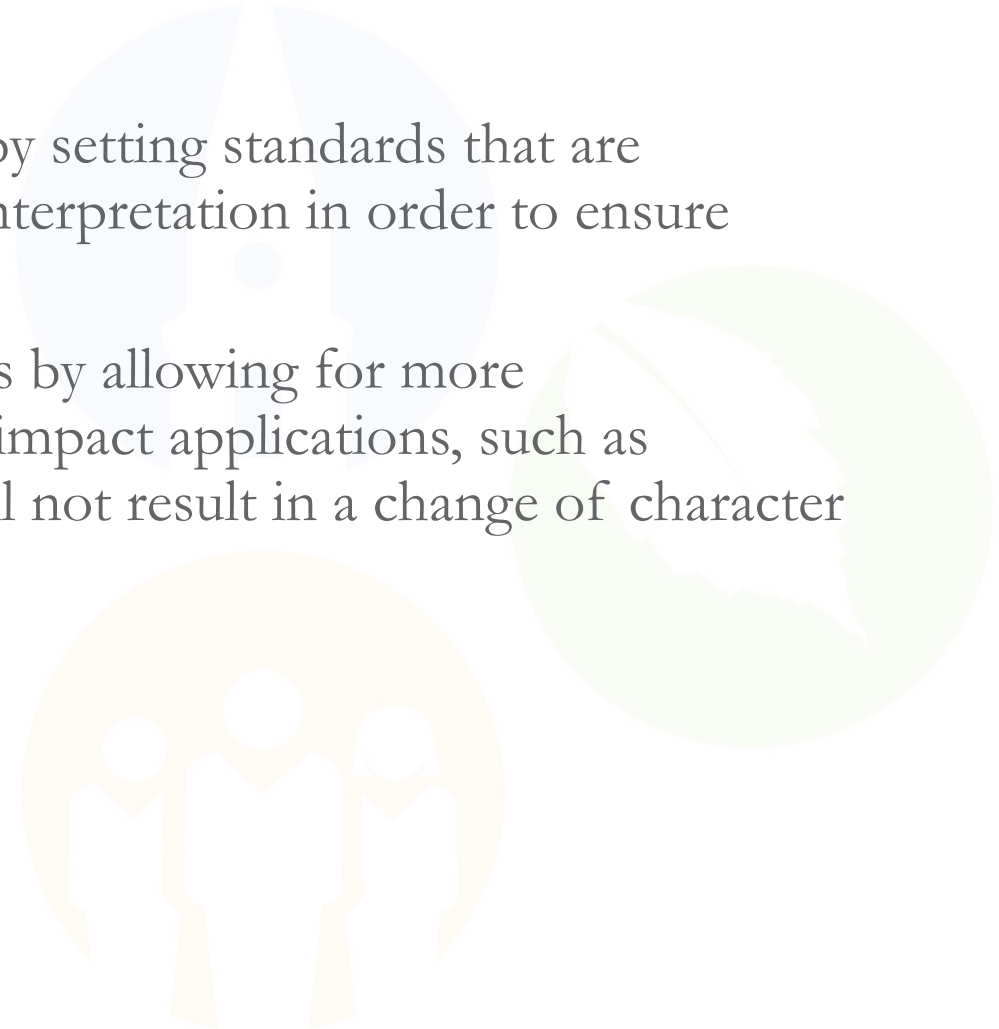
Dimensional issues

- Amend the minimum lot size requirements to reflect the community's existing lot sizes, physical characteristics and desired density.
- Change building setback requirements to be compatible with historic neighborhood characteristics while preserving environmental quality and natural settings.
- Consider establishing overlay districts in areas with unique characteristics to provide supplemental standards and guidance to preserve and enhance the town's rural New England village character.
- Instead of minimum and maximum lot sizes and floor area, consider other metrics such as floor area ratios to manage density.
- Reduce minimum road frontage requirements to reflect historic what already exists.
- Consider applying to the state for an urban exemption from SWQPA.
- Ensure that any shoreline development incorporates stormwater best management practices that protect and improve water quality.

Planning and Zoning Regulatory Amendment Recommendations

Process Issues

- Increase clarity of planning and zoning regulations by setting standards that are measurable, understandable, and not open to wide interpretation in order to ensure that legislation is applied fairly and consistently.
- Streamline site plan application and approval process by allowing for more administrative review and approval for small or low impact applications, such as remodels, and changes of use where the new use will not result in a change of character or negatively impact existing adjacent uses.



Planning and Zoning Regulatory Amendment Recommendations

Incentives

- Consider conducting a historic building inventory and establishing a local historic building registry and/or historic village district, along with a historic design requirements that are reviewed by a historic design board.
- Establish a local historic building registry in conformance with the Secretary of the Interior's standards for historic preservation so that historic buildings can become eligible for grant funding and federal tax credits for preserving their historic features.
- Consider establishing a village improvement district or other business improvement entity to help plan and fund infrastructure improvements, streetscape and building façade improvements, pedestrian, boat and bicycle amenities, enhanced community gathering spaces, and other public assets that add to the quality of life for Sunapee residents.

Future Housing Considerations

- Community Feedback
 - Desire to age in place
 - Homes that families can afford
 - Opportunities for full-time residents including municipal employees and local workforce
 - Fits the community character
- Next Steps
 - Establish a local housing committee or task force
 - Assess current supply across the entire community and regulatory assessment
 - Explore grant opportunities
 - Regional resources (Ex. Vital Communities, UNH Cooperative Extension, UVLS Regional Planning Commission)



Future Housing Considerations

- Creative public-private partnerships
- Carefully planned compact neighborhoods, cluster development, and mixed use properties
- How to create more attainable price points?
 - Land partnerships / donations
 - Compact design
 - Municipal partnerships (ex. Lebanon, NH)
 - Funding sources



Economic Development Opportunities

Gateway Development

- Identify high visibility locations that can help lead visitors to the Upper Village
- Maximize and enhance the land uses
- Clean up overgrowth while maintaining natural beauty



Economic Development Opportunities

Gateway Development

- Develop a new building that can be a beacon for Sunapee
- Potentially incorporate lighthouse motif
- Move parking to the back of the lot
- Maintain but relocate the historic Lake Sunapee Harbor sign



Economic Development Opportunities

- Bring together the desire for more food and beverage options with the priority of historic preservation and maintaining the look and feel of Sunapee
- Build off of current assets, including natural resources and other successful locations
- Explore public-private partnerships



Economic Development Opportunities



Economic Development Opportunities



Economic Development Opportunities

- Consider pop-up activity and “lighter, quicker, cheaper” placemaking ideas in the target area
 - Once a week visiting chef events in the winter
 - Murals and public art in high profile locations
 - Build on the success of the farmers market and launch a winter market
 - Incrementally extend the summer season for businesses (and the public bathrooms!)
 - Consider in-kind rent or other subsidies for businesses attempting to survive the winter months



Spring into
SPRINGWELLS

2015 FOOD MUSIC DRINKS
POP-UP
FOOD SERIES

AT REVOLUTION LOUNGE
1601 SPRINGWELLS ST. DETROIT, MI

EVERY SUNDAY IN MAY & JUNE
5:00 PM - 9:00PM

FEATURING:
FULL SUN FOODS
ESTO'S GARAGE
CHEF GARZA FROM EL ASADOR

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Examples of public murals, pop ups, and winter markets

Economic Development Opportunities

What else is on the calendar that can be leveraged?

- Mt. Sunapee - skiing, arts and crafts fair
- Livery events

What else can be leveraged?

- Hiking trails/Riverwalk?
- Bicyclists?
- Other?



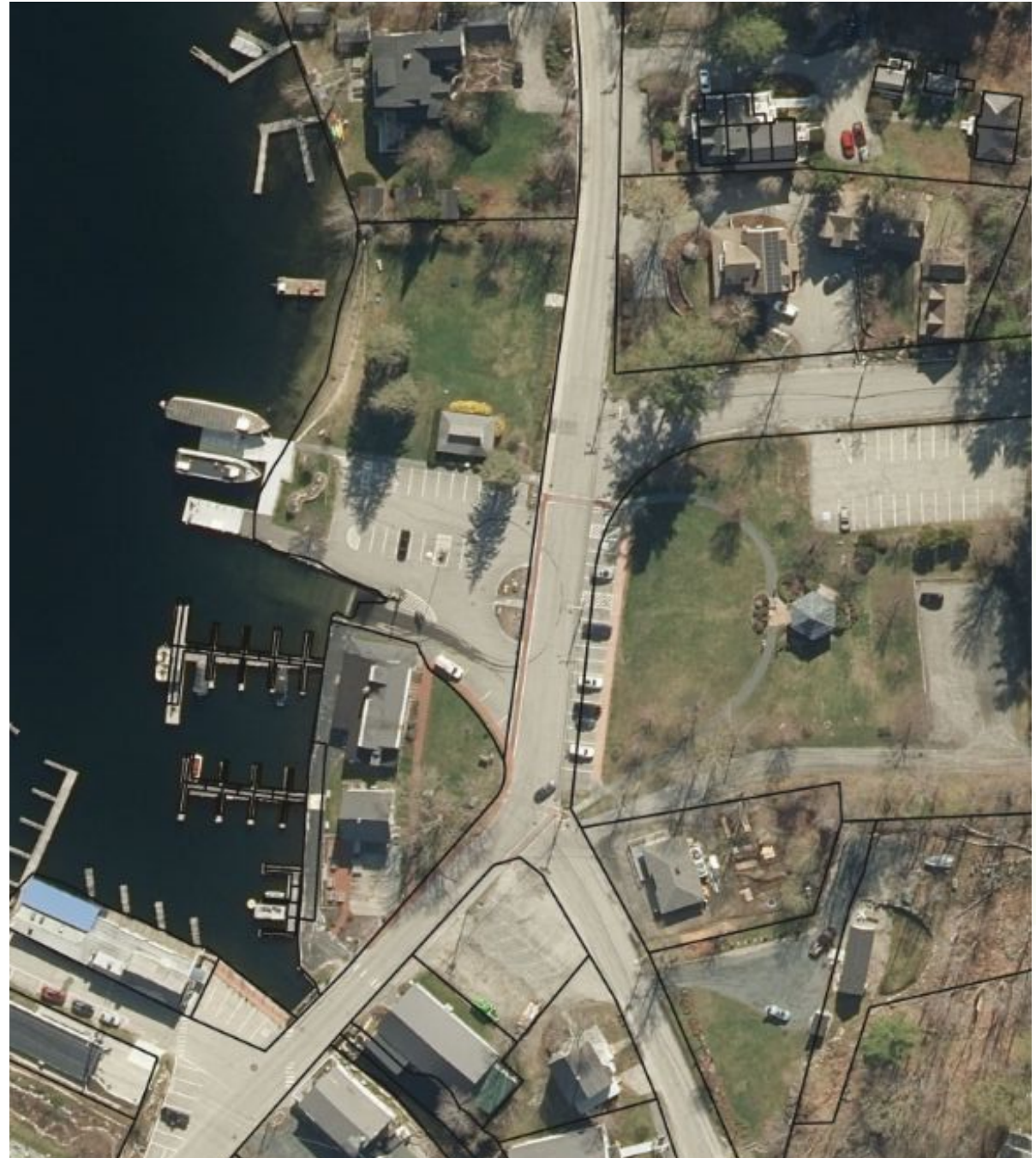
Other Considerations

Local organizations work together

- Collaboration to a common goal
- Shared calendar of events
- Mutual support
- Leverage a facilitator or administrator that all parties trust and agree upon



Harbor Redevelopment Potential



Harbor Redevelopment Potential



Harbor Redevelopment Potential



Things to Think About

Ideas for the future outside of the study area:

- New boat ramp, trailer queuing, and parking site
- Consolidated Town services
- Community center?
- More pickleball
- Mountain connection
- League of NH Craftsmen Fair (9 Days)
- Housing options and diversity
- Route 11 economic development potential



Thank you Sunapee!

- Town of Sunapee
- Sunapee Heritage Alliance
- Sunapee Harbor Riverway
- Project Sunapee
- Lake Sunapee Protective Association
- Historical Society
- The Lodge
- Mary McDonald
- Appleseed Restaurant
- Sunapee Schools
- Abbott Library
- Northcape
- Corps of volunteer hosts, scribes, etc



LSPA

*Devoted to the Environmental Quality
of the Lake Sunapee Watershed*



To Protect Our Cultural & Architectural Heritage



Community Q&A





PLAN NH
Visioning *for* Sustainable Communities

Thank You for Joining Us!

If you have any questions for Plan NH,
please email info@plannh.org.

A final report for Sunapee will be available on
plannh.org/library 8-10 weeks after the charrette.

