

The Sutton Mills Village Meeting

Presentation & Discussion of A Sutton Mills Village Zone

*Prepared by the Town of Sutton Planning Board
Central New Hampshire Regional Planning Commission*

Welcome Everyone **thanks for coming tonight.**

This is a noticed Public Meeting

- Pencils and paper for notes**
- Presentation about 30 minutes**
- We want your questions and comments**

Sutton Mills Today

this is the "Sense of Village" that is important



2021 Master Plan: Village Goals

- 1. Nurture A Sense Of Community**
- 2. Protect the Village Histories**
- 3. Enable Varied Housing**
- 4. Improve the Tax Base**

**We believe these GOALS can be
achieved in Sutton Mills**

Existing Zoning

- **Sutton Mills is in the Residential Zoning District**
- **Requires 2 buildable acres**
- **Requires 250 feet of road frontage**
- **This isn't Village friendly**

Our Task:

Create A New Village Zone

- **Keep what exists**
- **Provide a flexible option**
- **Enable appropriate limited growth**
- **Reinforce Village-ness**

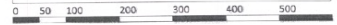
Proposed Village District

- 500' from the center-line of 4 main village roads
- Approximately 102 acres
- Existing zoning remains intact
- New Village District rules are an option



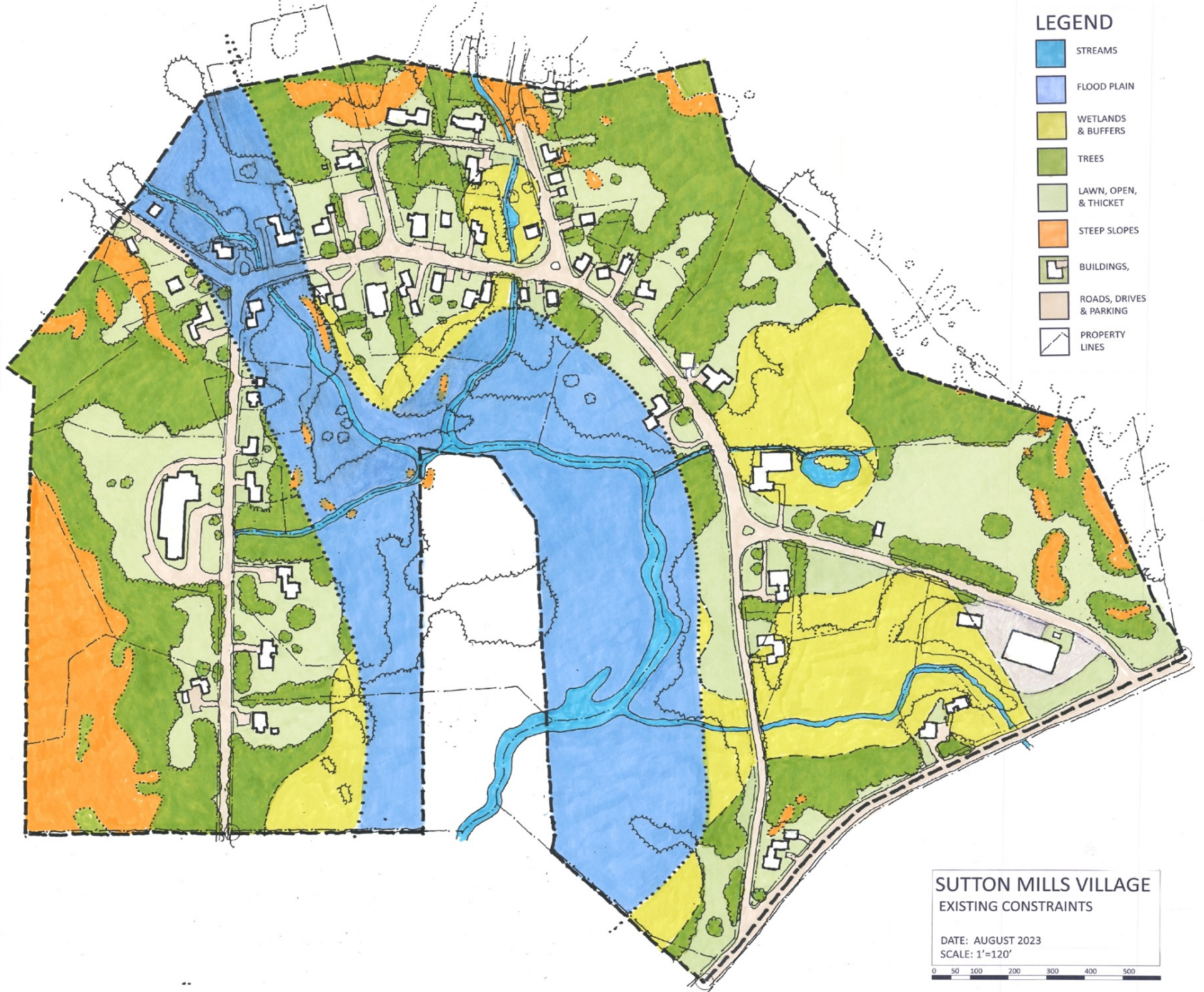
SUTTON MILLS VILLAGE
VILLAGE DISTRICT

DATE: AUGUST 2023
SCALE: 1"=120'



Environmental Constraints

- 102 acres = entire district
- 27 acres in flood plain
- 31 acres in wetlands & buffers
- 6 acres in Conservation
- 6 acres in steep slopes
- 70 acres restricted
- 32 acres potentially available

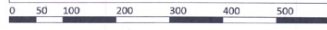


LEGEND

- STREAMS
- FLOOD PLAIN
- WETLANDS & BUFFERS
- TREES
- LAWN, OPEN, & THICKET
- STEEP SLOPES
- BUILDINGS,
- ROADS, DRIVES & PARKING
- PROPERTY LINES

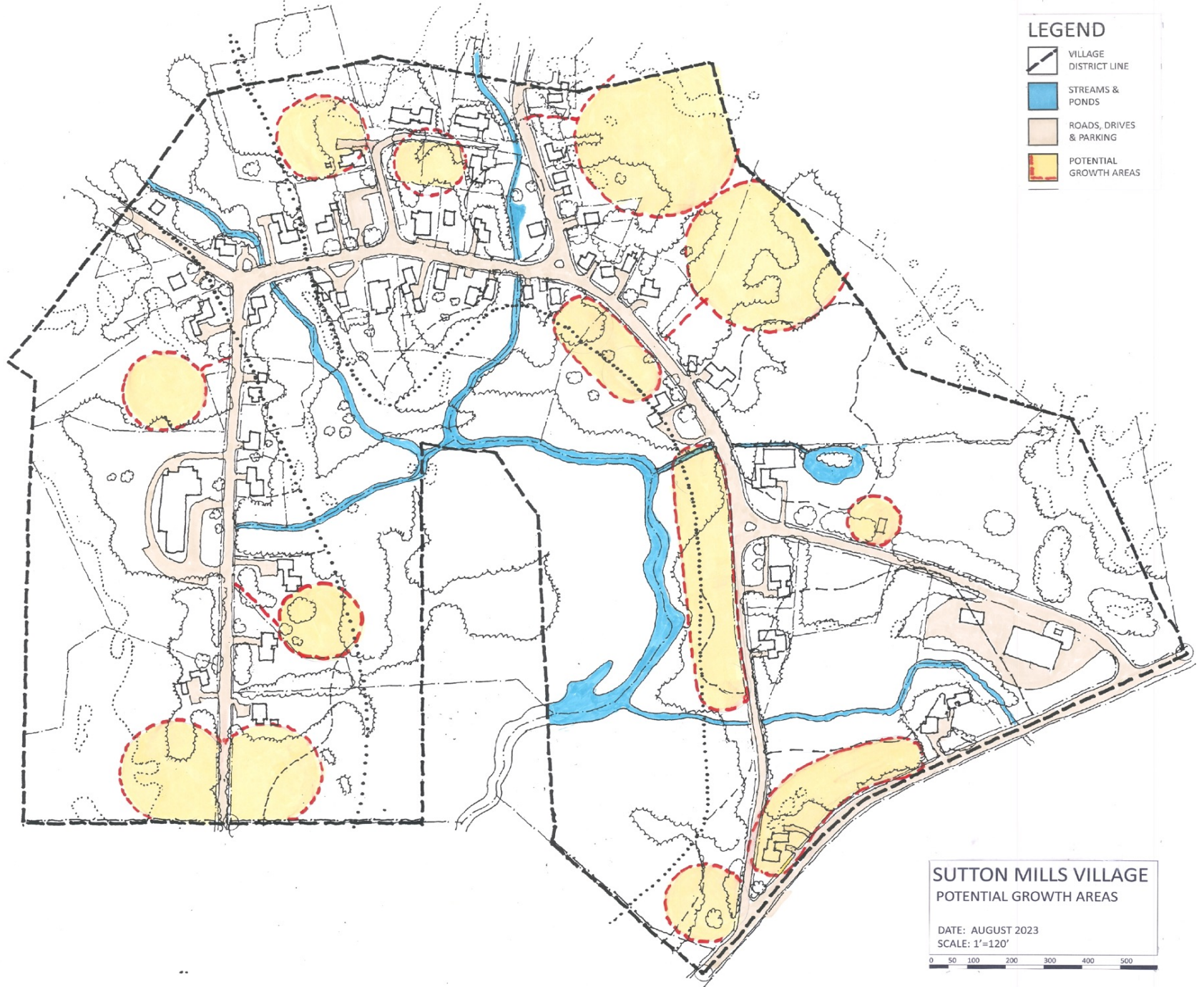
SUTTON MILLS VILLAGE
EXISTING CONSTRAINTS

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Potential Growth Areas Under Village District Rules

1. Land on existing roads
2. New homes on existing large lots
3. Clustered homes on very large lots
4. Converted buildings

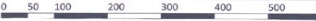


LEGEND

- VILLAGE DISTRICT LINE
- STREAMS & PONDS
- ROADS, DRIVES & PARKING
- POTENTIAL GROWTH AREAS

**SUTTON MILLS VILLAGE
POTENTIAL GROWTH AREAS**

DATE: AUGUST 2023
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Master Plan: Supported Uses

Potential New Uses	In or Near Villages
Small Restaurants & Inns	59%
Small Professional Offices	47%
Small Retail Uses	58%
Mixed Uses (res. & non-res.)	42%
Senior Housing (+55)	48%

Our Recommendations

1. A Conditional Use Permit Process

- The current zoning remains as a right
- Village District provides more flexibility
 - A land owner's choice
 - Not a mandate
- Process includes review with new limited Village standards aimed to maintain
Character & Compatibility

2. Lot Standards

- Smaller lot size permitted
- Less required road frontage
- Village oriented setbacks
- All non-residential parking
 - Must be in side or back yards
 - must be screened

3. Permitted Non-residential Uses

- **Floor area size limits**
 - Only small to medium size uses on Route 114 (2500 sf)
 - Only small size uses on local roads (1250 sf)

• **Types of Permitted Non-Residential Uses For Consideration & Comment:**

- **Small Business or Professional Office**
- **Art studio or Gallery**
- **Artisan Workshop**
- **Cafe, Coffee House, or Small Restaurant**
- **Child Care**
- **Personal Service Shop**
- **Repair Shop excluding any motorized items**
- **Bank or Pharmacy without a drive-thru**
- **Veterinary Service on route 114, no boarding**

4. Village Design Standards

- **Façade size limits**
- **Traditional Rooflines**
- **Parking for Non-residential Uses**
- **Pedestrian Circulation**
- **Lighting**
- **Street Trees**
- **Does not apply to existing residential buildings on existing lots**

Potential Residential Growth

- ± 40 residential units now in village
- Existing zoning allows 1 or 2 more
- Village District has potential for 20+
- **Not every landowner will do this**
- We estimate ± 10 dwellings in 10 yrs.

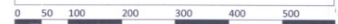


LEGEND

- TREES
- LAWN OR MEADOW
- EXISTING HOMES
- POTENTIAL NEW HOMES
- POTENTIAL NEW LOTS
- EXISTING COMMERCIAL
- POTENTIAL NEW COMMERCIAL
- POTENTIAL ADAPTIVE REUSE
- POTENTIAL NEW PARKING

SUTTON MILLS VILLAGE POTENTIAL NEW USES

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Some Examples

- **How part of Main Street might look if:**
 - Existing lots subdivided & the new Conditional Use Process is used
 - These designs are conceptual & based on existing limited Town data

Jeanette Couch – 75 Main St.

Existing House & Barn



Gill Property – 59 Main St.

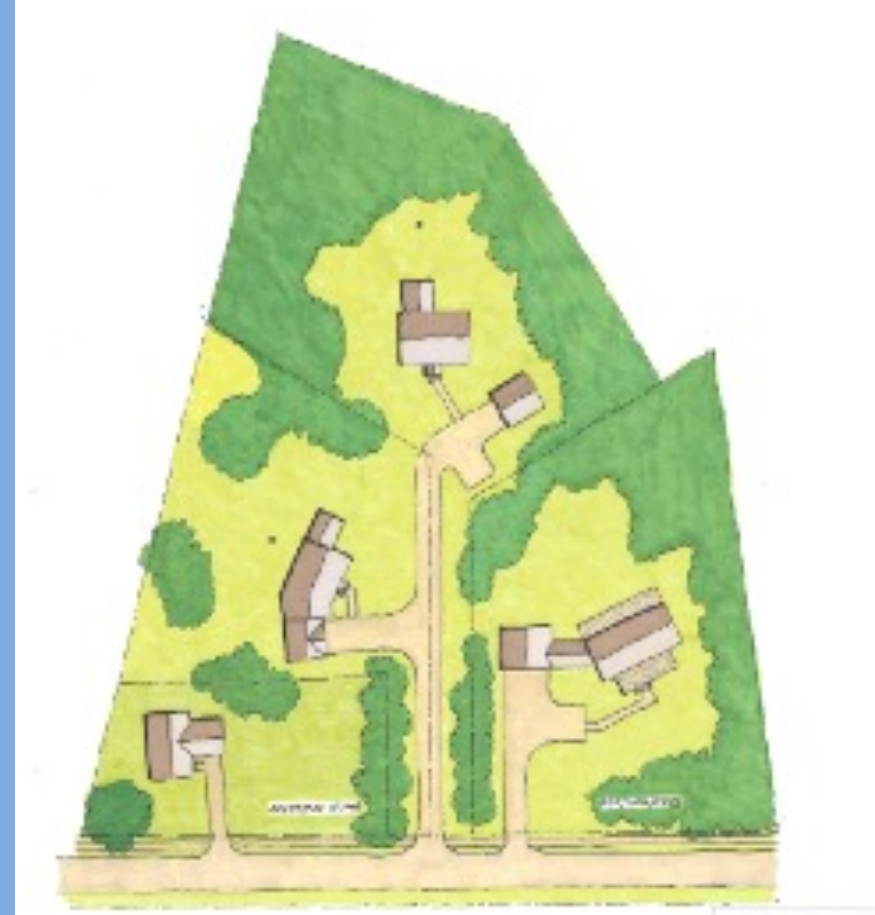


The Gill House is the **red** building in the middle

Conceptual Subdivisions



**6-lot cluster
on a new street**



**2-flag lots
with a shared drive**

Sutton Mills Today & Tomorrow



SUMMARY

- **This is a brief overview of our ideas:**
 - **A proposed Village District option for landowners**
 - **Compatible Site Plan & Subdivision Regulations**
 - **Conditional Use Process to help Planning Board maintain existing Village character**
- **Do you have questions, & comments?**