

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, January 11th, 2024, at 8:00 am

MINUTES

The Video recording of the meeting is available on the Town website.

THE MEETING WAS CALLED TO ORDER by Chair John Recine at 8:00 a.m.
ALL VOTES WERE TAKEN BY ROLL CALL

ROLL CALL for Board Members and Seating of Alternates

1. Full Members in Attendance:

Chair John Recine, Vice-Chair Nancy Knight, Rich Rita, Mike Koppel, Bill Spence,
Morgan Diehm, Katherine Brennan

2. Alternate Members in Attendance: Alan Berko, Margaret Turner, Rick Smith

3. Members Absent: 0

4. Alternate Members Absent: Rob Wilson

5. Public in Attendance:

Mark Decoteau, Steve Royer, Tara Bamford, Contract Town Planner (via Zoom), Jennie
Lucas, Craig Larson, Barry Fish, Jeff Webb (via Zoom), Kaela Tavares (via Zoom),
Henry Risman (via Zoom), David Noyes (via Zoom)

Unidentified Zoom Attendees: 0

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the November 9th, 2023, Planning Board Meeting

MOTION: “To accept the minutes as amended.”

Motion: B. Spence

Second: M. Diehm

Vote: 7 – Yes, 0 – No

Minutes of the December 13th, 2023, Planning Board Meeting

MOTION: “To accept the minutes as amended.”

Motion: B. Spence

Second: M. Diehm

Vote: 7 – Yes, 0 – No

Minutes of the December 14th, 2023, Planning Board Meeting

MOTION: “To accept the minutes as amended.”

Motion: B. Spence

Second: M. Diehm

Vote: 7 – Yes, 0 – No

Zoning Amendment Discussion • 00:19:38

The Planning Board discussed scheduling a special meeting on January 15, 2024, at 8:00 a.m. to address the removal of the building permit provision from the zoning ordinance. It was agreed that David Noyes would draft the necessary language for the amendment and review it before the special meeting.

Craig Larson-Conceptual Consultation-Waterville Valley Golf Course • 00:33:13

Craig Larson presented a conceptual plan to the Planning Board to reconfigure the maintenance garage area for tubing check-in, add pickleball courts, and establish a limited snack bar. The proposal aimed to enhance the building's productivity, attractiveness, and functionality while addressing congestion issues during peak times.

Concerns about Tubing Check-in and Safety • 00:37:03

- Discussion about potential safety concerns with people crossing Boulder Path Road to access the tubing area during busy times.

Snack Bar Operation • 00:56:12

- The snack bar will focus on serving small food items like hot chocolate, donuts, soft drinks, and pre-made sandwiches without seating inside the building.
- The operation of the snack bar is intended to be limited to specific months, mainly July and August.

Facility and Property Management • 01:02:22

- Plans include constructing a smaller garage with a ten-foot door for better vehicle access and relocating materials to less visible areas.

Public Restrooms • 01:08:32

- The property owner acknowledged the need for public restrooms and expressed willingness to build and to maintain the restrooms for public use.
- The proposed restrooms would have direct access from outside the building and would be maintained at the property owner's expense.

Pickleball Courts • 01:14:43

- The two proposed pickleball courts are intended for members only and are expected to open up additional tee times for golf, potentially benefiting the overall membership and bottom line.

Zoning Amendment # 6 • 01:34:33

The Planning Board discussed the impact of amendment # 6, which aimed to standardize side and rear setbacks across Village Commercial (VC) and Higher Density Residential (HDR) when abutting Lower Density Residential (LDR) to 20 feet. The Board reviewed different options that Tara Bamford had suggested, with most of the discussion being on options #4 and #5.

Option #4 - Make the setback be 35 feet only when the principal land use abutting LDR is non-residential.

Option #5 - Make the setback be 35 feet only when the principal land use abutting LDR is not single or two-family.

MOTION: “To remove options #2 and #6 from the list of considerations.”

Motion: B. Spence

Second: K. Brennan

Motion rescinded by Bill Spence

Impact of Changing Setbacks • 01:48:14

The Board expressed the need for change to address housing shortages. Also discussion focused on the notion that the proposed options are not short-term solutions. There were concerns about the impact on existing property owners and the lack of clarity on the potential benefits of the proposed amendments.

MOTION: “To continue this discussion at our meeting on January 15th.”

Motion: M. Koppel

Second: No Second

MOTION: “Send to Tara Bamford, option # 4, to craft an ordinance for zoning amendment # 6 the Board will discuss on Monday, January 15th, whether to bring it forward to a public hearing.”

Motion: B. Spence

Second: M. Koppel

Vote: 4 – Yes, 3 – No

Capital Improvement Plan (CIP) • 02:27:01

The Board reviewed the Capital Improvement Plan and the Select Board’s decision to move forward with specific projects.

COMMITTEE REPORTS:

Town Corps Groups • 02:39:43

The Town Corps Group did not meet because it is waiting for word back about the TAP Grant.

Conservation Commission Meeting • 02:42:20

The Forest Service is scheduled to make a site visit on January 19th for the Snows Brook sediment mitigation project. A meeting is planned with Rick Van De Poll, and more discussions are expected in February.

Non-Public Session - 2:42:08

The Board goes into Non-Public Session under RSA 91-A: 3, II (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, **other than a member of this Board**, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant.

The Board came out of the Non-Public Session at 10:44 am.

MOTION: “To Accept Tara Bamford’s contract with the amendment to work on all site plan and subdivision applications”

Motion: M. Koppel

Second: R. Rita

Vote: 7 – Yes, 0 – No

CALENDAR REVIEW:

Special Planning Board Meeting: January 15, 2024, at 8 a.m.

Planning Board Public Hearing: January 31, 2024 at 6 p.m.

Regular Meeting of the Planning Board: February 8, 2024, at 8 a.m.

ADJOURNMENT:

MOTION: “To adjourn meeting”

Motion: B. Spence

Second: R. Rita

Vote: 7 – Yes, 0- No

Respectfully submitted,
Alisha Harrington