

**WATERVILLE VALLEY, NH  
BOARD OF SELECTMEN  
REGULAR MEETING MINUTES**

**DATE: June 18, 2014**

**MEMBERS PRESENT: Bill Larsen, Mike Aronson, Margaret Turner.**

**MEMBERS ABSENT: None.**

**OTHERS PRESENT: Ray Kucharski, Terry Roper, Chip Roper, John Kelly, Bill Cantlin, Bob Wildes, Donna Quinn, Barry Fish, Krista Katz, Peter Stokloza, Jim Mayhew, Chris Hodges, Mark Decoteau, Sharon Charron.**

**1. The public meeting was called to order at 3:05 PM.**

Prior to that time, the BOS toured the town together to review zoning enforcement issues and sites in town and returned to the Town Offices to hold their meeting.

**2. Privilege of the Floor I**

Mark Decoteau recognizes Josh Rhoades from the WV Dept of Public Works for Merit Pay recognition for his work & job performance. Congratulations and thanks to him on behalf of the Town of WV.

**3. Approval of Minutes**

Bill Larsen motion to approve the minutes of 6/4/14 as amended.

Margaret Turner: 2nds.

The motion passed on a unanimous voice vote.

**4. Financial Update**

No departments are unexpectedly overspent. There are no departments which are operating over budget. Water and sewer billing for the 2<sup>nd</sup> quarter will go out in early July. Property tax payments are being received daily & deposited, and their due date is July 1<sup>st</sup>.

**6. Department Head Updates**

- **Recreation Department**

Training has been taking place for the summer staff and has been going very well.

- **Public Work**

The gazebo by the tennis courts has been completed. Pre-construction meeting have been taking place with the contractors for both interior water meter installations, and the water line project. The start date for the water line project is 7/7/14. They have been coordinating the timing of the work to lessen impact to bikers from Snow's Mt. The contaminated soil from the Public Works garage site has been removed and we are waiting on more decisions from DES on how much more will need to be removed and further action by DES. All the projects have been moving along overall at a good pace.

- **Dept of Public Safety**

There will be training taking place at the WV base area for the Police on 6/19. This training is conducted by and in association with the Central NH Special Operations Unit (CNHSOU). There has been a Nixle message alerting the public that this is only a training exercise and there is no public threat.

## **7. Calendar Review**

Next meeting is 7/9/14. The possibility of a special meeting being held on 6/26 was discussed, if necessary, concerning the moving of the Roper Realty sign was an option. This date was not finalized. Additional summer meeting dates will be discussed at the 7/9 meeting.

## **8. New Business**

- **Update on Health Network with Donna Quinn**

Donna Quinn of the Public Health Network updates the BOS on changes and improvements within the network since last year when she visited the BOS. She explained that the coverage area has increased and the as a result the plans for the area are currently being rewritten. She reviewed the site locations which administered seasonal flu and other vaccination clinics, and additional training so as to handle many more patients. The Newfound area has a new facility which does assist in the expansion of the area coverage. The BOS thanks her for her work & presentation.

- **Annual Review of Recycling and Solid Waste Disposal Fee Schedule**

Mark explains that the construction debris and/or household waste (furniture, dishes, lamps etc) has accumulated in some dumpsters, primarily in the condo associations when a unit is sold and cleaned out. A penalty is recommended to be assessed to the Association to discourage this activity. After discussion it was thought best to have a greater review of the recycling plan before changing or adding any additional fees. Plan is to use the 2<sup>nd</sup> meeting in July to have a longer discussion on recycling and discuss issues.

- **TY2013 Abatement Requests**

The first request is from NE Telephone who is requesting an abatement stating the assessment is unconstitutional. WV is participating with other Towns in defending a lawsuit from NE Telephone on this claim. It is suggested to deny the request until the lawsuit is resolved.

Bill Larsen motions to deny the Abatement request from NH Telephone.

Margaret Turner: 2nds.

The motion passed on a unanimous voice vote.

The second abatement is from the Wheelock's. Discussion followed as to the reasons which center upon the classifications on their property record card. It was suggested to issue a denial of the request at this time, and move forward if the Wheelock's wish to appeal the denial.

Bill Larsen motions to deny the abatement request of the Wheelock's.

Margaret Turner: 2nds.

The motion passed on a unanimous voice vote.

- **Sign Permit Applications**

Bill Larsen reviews the sign regulations as part of the Zoning Ordinance. Those parts of most concern pertained to realty signs, particularly new development and builder signs, and “For Sale” sign on properties. Current regulations state that new development/builder signs must be removed after the first Certificate of Occupancy is issued in the development. Concerns were expressed by the public present (both land owners and developers) regarding the challenges facing them due to the sign restrictions when their lot or unit is for sale within an established subdivision. The BOS proposed 2 ideas on how to proceed. As the BOS are the agents who uphold the current regulations, if anyone wishes to propose changes to the current regulations now in place, they would need to start with the Planning Board who is responsible for drafting proposed changes to the Zoning Ordinances, which are then presented and voted upon at Town Meeting. The 2<sup>nd</sup> idea, would be to ask the BOS if the sign in question is conforms to the ordinance, and let BOS vote on whether it is conforming or non-conforming. If approved, then it is all set. If denied, then the requestor can go to the ZBA. The conversation which follows concerned the individual situations and for sale signs and how best to identify the properties. Bob Wildes ask for an exception from the sign regulations concerning for sale signs in a development or subdivision for the Green Peak unit which is for sale. Barry Fish also asks for an exception for the sign on Snow’s Mountain sign.

Bill Larsen makes a motion to deny this request.

Margaret Turner: 2nds.

Mike Aronson abstains from voting, and the Motion passes.

The resulting action going forward is to remove the signs, and have anyone who is unhappy with this decision, to go to the ZBA. Discussion continued concerning the regulations pertaining to the sub-divider’s improvement agreement versus a single family lot. There was disagreement in how the regulations are interpreted by the different parties and the distinction between the 2 types of lots; a single family and multi-unit. Bill Cantlin was supportive, as was Terry Roper, of the current regulations which not allow “For sale” signs on homes in Waterville Valley. The discussion also involved when signs can be erected after a building permit is sought and approved, and/or a subdivision approval. Bill Larsen asks for the Planning Board to review zoning ordinance pertaining to signs to and For Sale and Real Estate signage specifically concerning the timing of placement and removal of these signs. It was also suggested that the new town website have links referencing real estate opportunities in WV.

- **M. Turner Open House Sign**

Margaret Turner has submitted an Open House sign permit application for the Emery home. She will be present to greet people & give information during the times the signs are posted.

Bill Larsen motions to give Mark Decoteau the authority to make a decision relative to the sign permit for Margaret Turner. The motion passes.

- **Roper Real Estate Business Sign**

Roper Realty has requested to move their sign back to the original location where it was before they last moved it. Since the time it was last moved, sign regulations have changed making the sign, as proposed, non-conforming. The regulations state that any off premise business signage must occupy a shared directional sign for a business complex.

Margaret Turner motions to move the grandfathered non-conforming sign from its current location back to its original location on Valley Rd across from the Village Condo's.

Bill Larsen: 2nds

There was further discussion regarding "grandfathering" and does it pertain to the location or to the sign itself. The regulations were referred to and it was thought best to table the discussion in order re-read the section of Zoning Ordinance. Margaret Turner rescinds her motion and the discussion is tabled until the next BOS meeting on 7/9/14. Additional options would be to go to the ZBA, and/or a temporary sign permit.

- **WVBBTS Rail Box System Extension of Use**

Peter Stokloza addresses the BOS regarding the intention of BBTS to submit a Site Plan Review application to the Planning Board for their Rail/Box Venue and is asking for an extension of use until the Site Plan Review process is complete. Bill Larsen comments that he feels that incomplete projects and agreements for extensions have become typical of BBTS over the years. Pete responds that the deck around the trampoline setup will be part of the Site Plan being submitted. He speaks to the improvements to the tramp sites for safety and appearances. Peter also clarifies the surfaces on the parking areas, which he states was previously agreed to be hardpack surface as well as paved. Special parking spaces for handicapped will be signed appropriately. There is a need to confirm the agreements by referring to past minutes to clarify any discrepancies and BBTS will agree to do whatever was previously decided. The Railbox previous extension of use expired upon 5/31/14, which was granted by the BOS last fall. The BOS expressed concern for issuing another extension, which their previous extension was specific to the expiration date, and that they would need to go before the Planning Board to seek permanent approval through Site Plan Review. Pete understands those remarks, and the date of expiration was not intentionally disregarded and stated that then organization has been very busy and will abide by whatever is decided.

Bill Larsen motions to grant a 120 day extension of use for the Railbox venue to BBTS, and it will be removed after 120 days if the Planning Board doesn't grant approval of their Site Plan Review application.

Margaret Turner: 2nds.

The motion passed on a unanimous voice vote.

## **9. Old Business**

- **Northway Bond Issue Paperwork**

The final Bond paperwork is presented and signed by the BOS for Northway Bank for \$800K

- **Possible Lot Line Adjustment – Town/WCI**

Bill Cantlin of Waterville Company presents a map containing the WV Co. wood lot, which is adjacent to the Water Treatment Plant, and indicates the lines he felt needed to be adjusted to accommodate the current usage as it exists presently. Currently there are no ROWs or easements on the property either to or from the Town or WV Co. Discussion followed as the map was examined more closely. It was asked if this would require a Town vote at Town Meeting. The Town can acquire land as gifts, but it cannot give/sell land without a vote. The BOS overall felt that this proposal does clear up the lot lines as the roads and usage currently exist. Mark was going to consult with Town counsel on how to proceed.

- **Flexible Benefits Plan Amendment**

The plan amendment is presented and signed by the BOS. The amendment states plan changes from a “use it or lose it” plan to a “roll-over” plan with a maximum amount of \$500.

### **10. Correspondence**

Mark updates the BOS on updates from the NHMA and items being proposed for policy changes. Some of these concern the Right –To-Know law. Also records retention is being phased out, and the trend is going to digital retention, however State Law still requires paper or film storage. NHMA is behind changing this policy.

### **11. Privilege of the Floor II**

### **12. Board Concerns & Directive**

#### **Action Item List:**

- Mark to draft letter to Barry Fish to take signs down or apply for a building permit and sign permit.
- Mark to notify Bob Wildes as an assumption of his intentions to go to the ZBA, and meanwhile the sign can stay in place.

### **13. Non-Public Session**

No non-public session.

Bill Larsen motions to adjourn the meeting.

Margaret Turner: 2nds.

The meeting was adjourned on a unanimous voice vote at 5:00.

Respectfully Submitted,

Sharon Charron  
Town Clerk Assistant  
Town of Waterville Valley