

Waterville Valley Planning Board
Summary of the Minutes for the
Regular Planning Board Meeting
Held on Thursday, January 8, 2015 at 8:00am

1 & 2) Roll Call and seating of alternates:

Ray Kucharski called the meeting to order at 8:00 am

Full members in attendance: Chairman Ray Kucharski, Vice Chairman Terry Waite, Bob Guilbert, Cyndy Piekos, Ex-officio Bill Larsen, Nancy Knight

Alternate Members in Attendance: Harry Notowitz, Cheryl Saenger, Wendi Rathgeber.

Members Absent: Kathy Chandler.

Alternate Members Absent:

Public in Attendance: Mark Decoteau, Tom Quackenbush, Sharon Charron, Janet Carlisle, Mike Aronson, Chip Roper, Terry Roper, Margaret Turner, Bob Wildes, Peter Sununu.

Alternates Seated: Wendi Rathgeber is seated on the Board.

3) Review and Acceptance of the Minutes of 11/19/14 & 12/11/14 Meetings

Cyndy Piekos motions to accept the meeting minutes of November 19, 2014 as presented.

Bob Guilbert: 2nds.

Motion was carried by a unanimous vote.

Bob Guilbert motions to accept the meeting minutes of December 11, 2014 as amended.

Terry Waite: 2nds.

Motion was carried by a unanimous vote.

4) Public Hearing – Zoning Changes

Ray Kucharski opens the public hearing at 9:07am.

1st item pertains to signs.

1. To section 3.3.3.89; the definition of Freedom of Expression signs will be removed as proposed.
2. To section 3.5.11.4.6.3 and 3.5.11.4.6.4; the New Development sign proposed changes is reviewed, and agreed upon as follows with a small change in language by removal of the “the first” and replaced “an”:

*A New Development Sign may be erected from the approval of the project until the issuance of **an** occupancy permit by the code enforcement office or completion of the sub-divider improvement agreement. Regardless of the status of the properties in the development, the sign permit must be renewed annually.*

3. To section 3.5.11.4.7.1; That Open House signs are allowed on the property, and two off-premise directional signs are allowed as long as they conform to directional sign regulations.
4. To section 3.5.11.4.9; Temporary signs for special events must be removed after the event is finished or within 90 days of the date of issue, whichever occurs first. The maximum size is 3 ft x 3 ft.
5. To section 3.5.11.4.15; the addition of Freedom of Expression signs will be removed.

Bill Larsen motions to move forward the proposed changes to signs as presented in the attached handout to the warrant.

Cyndy Piekos: 2nds.

Discussion follows regarding Open House Signs. As proposed, 2 off premise signs must be at located arterial road intersections. Local realtors expressed that only 2 signs off premise is not enough to reach some areas of town for an open house. The number of signs needed in order to direct interested parties was debated, being 2,3,4,5? The reason 2 signs are being proposed is to limit the amount of off premise directional sign to avoid sign cluster in response to complaints that current directional signs don't look good in general. Chairman Kucharski asks if the Board wants to reconsider the number proposed.

Bill Larsen motions to withdraw his previous motion to move forward the proposed changes as presented to a public hearing.

Terry Waite: 2nds.

Motion was carried by a unanimous vote.

Bill Larsen motions to reconsider the Open House Signs language.

Wendi Rathgeber: 2nds.

Motion was carried by a unanimous vote.

Chairman Kucharski asks the public present for input on the number of open house signs needed. Discussion follows in support that open house signage is necessary to direct people properly and how open house events also serve the community as an informal information center as well. Arterial road intersections were seen as the proper off premise location, and 4 signs seen as an adequate number to direct people properly. By changing the number, an additional public hearing is needed.

Ray Kucharski motions to change the proposed the number of off premise directional Open House Signs from 2 to 4 which are located at arterial road intersections and to move forward the proposal to a public hearing.

Bill Larsen: 2nds.

Motion was carried by a unanimous vote.

Bill Larsen motions to move all proposed changes to signs, with the exception of Open House Signs, forward to the warrant.

Bob Guilbert: 2nds.

No Discussion.

Motion was carried by a unanimous vote.

Chairman Kucharski continues on with zoning changes. He proposes of minimum density requirements of 15 units per acre in C1 zone, and the creation of an Overlay Zone in C1 along Snow's Brook Rd and Valley Road (to Village Road) that may contain multi-family units (minimum 3 units/building) and up to 1/3 (33%) duplexes (2 units/building). This would increase the core density while also allowing smaller buildings along the C1 border in the overlay zone. Kucharski also adds to the proposal that there be 2 multi-family buildings constructed first, prior to 1 duplex being constructed and thus creating a two-to-one ratio.

A letter from Bill Cantlin of WCI is distributed to the board in support of the proposal. Bob Guilbert states that this letter is non-binding in its statements of action for the possible creation of a four-way intersection to provide access to the core of the C1 zone where Boulder Path Road intersects with Valley Road. Bob Wildes comments that market conditions presently are for duplexes, rather than multi-family. The board overall felt that changes to the C1 zone, and creation of the overlay zone needed more time for discussion before any decision could be made. The decision was made to delay the C1 zone discussion until later in the year to prepare for the 2016 Town Meeting.

5) Non-Public Discussion

Ray Kucharski asks that the public leave for the non-public session. The board members in attendance, Mark Decoteau and Sharron Charron remain present.

Non public session begins at 9:13am.

The non-public session ended at 9:50am and the board takes a brief recess.

The board resumes the public hearing at 10:00am and continues with their discussion of zoning.

Board Member Cheryl Saenger excuses herself.

6) New Business

- **Discussion on Horses with WV Ski Resort**

Peter Sununu speaks for WVSR and requests an amendment to the Zoning Ordinance by changing the definition of a "recreational center" to read in a way that the stables are allowed in Recreation Zones. Peter also mentions that there is potential for more equestrian activities in the future, but there are no formal plans at this time. The present location of the horses stabled now is behind the Conference Center on Packard's Road, in the Village Commercial zone (VC) and is in violation at this time of site plan review as one was not submitted. Peter Sununu stated that WVSR would be submitting a Site Plan Review application. The item before the Board now is whether or not to allow horses to be stabled in the Recreation zones, as a special exception. Discussion followed regarding the Recreation zone locations in town and proximity to well head protection areas of 400' radius and the shoreline protection areas of 250'. Proposed language is discussed to present to Town Counsel for review and provide language recommendations back to the Planning Board for the proposed zoning changes for a public hearing. The board decided to hold a special meeting on 1/13/15 at 8am to review town counsel's recommendations, and hold the public hearing upon 1/29/15 for the proposed changes to the Zoning ordinance.

Chairman Kucharski closes the public hearing at 10:25am.

7) Old Business

- **7 Cleanwater Lane (continued from 11/13/14 meeting)**
 - 1. Lot Merger - Town of WV**
 - 2. Lot Line Adjustment – WV Co. Inc**

Ray Kucharski and Bob Guilbert recuse themselves as abutters. Alternate Harry Notowitz is seated on the board. Co-chair Terry Waite directs the board.

Mark Decoteau presents easement language for the lot merger and lot line adjustment between WCI and the Town of WV. The easement refers to the trail along the river and the maintenance thereof. The lot merger is to combine the two town lots (the old gas station lot and the current Town complex lot) by removing the lot line between them. The lot line to be adjusted is between the WCI lot and the Town lot along side of the Wastewater treatment plant. The lot line adjustment straightens the line between the 2 parcels. By changing the lot line, the setback area will be impacted. Discussion followed concerning the zoning of the parcels and if it current zones would be adjusted to follow the lot lines. The town lot with the town offices is currently zoned Special Civic (SC), and the old gas station and WCI lots are zoned as Village Commercial (VC). Mark will discuss with town counsel as for language required to make the zoning district changes and bring back to the board. A mylar is needed to show all lots completely.

Terry Waite motions to accept the minor lot line adjustment by removing the line between the 2 town lots (the old gas station lot and the current Town complex lot) and thus combining them into 1 lot.

Bill Larsen: 2nds.

Motion was carried by a unanimous vote.

Bill Larsen motions to accept the lot line adjustment between the Waterville Company Inc. lot at 7 Cleanwater Lane and the Town of WV lot at 11 Cleanwater Lane to straighten the line.

Wendi Rathgeber: 2nds.

Motion was carried by a unanimous vote.

8) Communications

None.

9) Committee Reports

- **Update on the Pedestrian Village Study**

Wendi Rathgeber reports that the final review for the project will be available by the end of next week for the board. Discussion followed regarding the date to deliver information publicly. The date of Sunday, 2/15/15 at 4:30pm in the multi-purpose room of the Recreation Department.

10) Calendar

Special Meeting; Tuesday, 1/13/15 to review Zoning Language for public hearing.

Public Hearing Zoning Changes; Thursday, 1/29/15.

February Meeting; 2/12/2015.

PVS Presentation; Sunday, 2/15/15 at 4:30pm in the multi-purpose room @ Rec Dept.

The numbering of the Zoning Ordinance was discussed and returning to the old system of labeling sections will be a proposed zoning change for the next public hearing. Additional suggestions included adding line numbers to the internal copies for board members to reference text as needed and distribution by .pdf format.

11) Adjournment

Cyndy Piekos motions to adjourn the meeting at 11:02am.

Bob Guilbert: 2nds.

Motion was carried by a unanimous vote.

Respectfully submitted,

Sharon Charron

Admin. Asst.

Waterville Valley Town Office