



Home of Waterville Valley Resort

WATERVILLE VALLEY PLANNING BOARD
Summary of the Minutes for the
Regular Planning Board Meeting
Held on Thursday January 14, 2016 at 8:00 am

- **Chairman Terry Waite called the meeting to order at 8:00 am**
- **Roll Call and seating of alternates**
 - Full members in attendance: Chairman Terry Waite, Vice-Chair Cyndy Piekos, Nancy Knight, Wendi Rathgeber
 - Alternate Members in Attendance: Ray Kucharski, Cheryl Saenger
 - Members Absent: Bob Guilbert, Harry Notowitz, Ex-Officio Bill Larsen
 - Alternate Members Absent: Kathy Chandler, John Recine
 - Alternates Seated: Ray Kucharski, Cheryl Saenger
 - Public in Attendance: Mark Decoteau
- **Review and Acceptance of Minutes from December 10, 2015 Meeting**
 - Mr. Waite made a motion to accept the regular meeting minutes of December 10, 2015 with amendments (as follows):
 - *Remove lines 32 & 33 regarding Mr. Notowitz entering the meeting*
 - *Page 3 line 93 changed Public Hearing closed to Public Hearing suspended.*
 - *Page 3 line 97 Change Subdivision Regulations to be Zoning Ordinance; line 103 should read "or portioned"*
 - *Page 4 line 137 Public Hearing closed at 9 am.*
 - *Public Hearing for Moose Crossing Townhouses should reflect the postponement was requested by the applicant John March. Minutes should also reflect a month's extension was granted by the Planning Board.*
 - *Page 6 line 227 impervious should be pervious*
 - *Page 7 line 257 the Conceptual Consultation should read "Horse Stable Area"*
 - *Regarding C1 Density under the Tickler File section of the Agenda. Mr. Kucharski had made a comment regarding keeping this topic listed under the Tickler File. This comment has been added to the minutes as requested.*

Ms. Rathgeber 2nds

Motion carried by unanimous vote

- **New Business**

- **PUBLIC HEARING**

- Minor Subdivision/Lot Line Adjustment ~ Tom Myrick**

- Tax Map 105-010015 & 104-045 ~ Lost Pass Rd.**

- Mr. Waite opened the Public Hearing at 8:12 am.
 - Mr. Myrick gave a brief synopsis of his request for a lot line adjustment which is concerning repairs to his driveway. The repairs reconfigured his driveway so that a portion of it was on an abutter's property. This lot line adjustment won't affect any setbacks.
 - ***Ms. Piekos made a motion to vote on the minor lot line adjustment; motion seconded by Ms. Saenger.***
 - ***All board members voted in favor of the lot line adjustment. Mylar was signed and sent to the Registry of Deeds.***
 - ***Mr. Waite closed the public hearing at 8:19 am.***

- **Old Business**

- **PUBLIC HEARING (cont'd from December meeting)**

- Proposed Amendment to Waterville Valley Zoning Ordinance**

- Discussion in regards to renoticing the public hearing.
 - Mr. Waite opened the continued Public Hearing at 8:24 am
 - Mr. Waite said the first item was regarding a Special Exception for C1 zone allowing two-family units. Revised wording is not available due to Mr. Larsen being absent from the meeting. Minutes from December reflect the revisions the Planning Board had discussed for the wording. Second item was in regards to allowing storage facilities in the VC district.
 - Mark Decoteau has copies of the grammatically corrected amendments.
 - Public Hearing was renoticed on required board placements but not in newspapers. It was determined this was sufficient since the Public Hearing was announced at the December 2015 Planning Board meeting.
 - Mr. Kucharski questioned passing the SE for the C1 zone since there has been little discussion on this issue. It is his opinion the wording is vague and passing this SE is premature.
 - Mr. Waite said this is to address an issue that was brought forth by a developer. This is to solve an issue without creating spot zoning.
 - Mr. Kucharski commented the Planning Board needs to discuss this whole idea more. The special zone was proposed but the compromise was the rest of C1 would be higher density.
 - Ms. Rathgeber said what she sees they are struggling with is what the market can bear. They need to decide if they want the density there or have the flexibility to design. Mr. Kucharski replied this should be with the Planning Board and not with the Zoning Board of Adjustment. Ms. Piekos stated she agreed with them and it appears they are again changing their procedures to do what developers want them to do.
 - Mr. Waite said a typo on the SE for C1 zone needs to be repaired (C1 instead of C!).

- Mr. Kucharski said a basic premise is will they allow a duplex without any further increase in C1. He feels they are being rushed into this.
- Ms. Piekos read a portion of a letter they received in January 2015, from Bill Cantlin, regarding C1 density.
- Mr. Waite said C1 was intended to have a higher density population. Ms. Piekos replied commercial as well as housing was also intended.
- Mr. Kucharski said they had C1 because of Moose Run. It ended up being all single-family houses.
- Mr. Waite said he is against another special zone; more so than transferring responsibility to the ZBA.
- Mark Decoteau said if they change to VC they could end up with single-family housing. Mr. Waite said if this is placed into the ZBA's hands the criteria says they can't reduce the density. If high density is maintained then nothing is lost.
- Mark replied this is where paragraph #2 comes in (of the proposed amendments).
- Mr. Kucharski reiterated he thinks this is a Planning Board issue and the board needs to make the decision if C1 is too restrictive or not restrictive enough.
- Mr. Waite replied the board has an option to waive a requirement if they believe it is too strict. If a developer comes before the board and says they want to put a duplex there they can say go ahead.
- Mark replied that would be stretching it. They have some discretion. The ZBA has flexibility with Special Exceptions which the Planning Board does not. The Planning Board cannot grant Special Exceptions; nor can they waive the requirement.
- Mr. Kucharski said duplexes can be built in the VC area. The Planning Board still has not made a determination as to what C1 density is.
- There is discussion on what occurred with Moose Run.
- Mark discussed how the tax rate has been affected due to density (no expansion of the tax base). He added protection of C1 zone should be a priority.
- Mr. Waite said the C1 zone is protected for multi-family homes. If they go for a Special Exception and if a requirement is they don't decrease the overall construction of multi-family units what is the argument?
- Discussion on lots being subdivided; changing lot sizes which could no longer leave them of a size for multi-family units.
- Mark added that is what paragraph #2 of the proposed amendment prohibits. A developer would have to show the density would not be reduced. By showing development plans for the entire lot the ZBA would know how the parcel is being developed
- Mr. Kucharski said they are not preserving the C1 zone with this.
- Mr. Waite replied if nothing is done there is still the ability to build triplexes. Mr. Kucharski said this is something they still need to discuss. He proposed

this is premature and should be discussed. C1 density has been on the agenda for a year and there has been no discussion.

- Mr. Kucharski made a motion to table this amendment.
- Mark added if they don't vote on this it "dies". And for the record they should have a vote to not let it move forward.
- **Mr. Waite asked for a motion to table the amendment and continue discussion on C1 later in the year.**
- **Mr. Kucharski made the motion; motion was seconded by Ms. Saenger. All in favor.**
- **Amendment will be tabled and discussion on C1 will continue later in 2016.**
- **Mr. Waite closed the Public Hearing at 9:17am.**
- There was discussion on the set up of Tickler items on the Agenda.

○ **PUBLIC HEARING (cont'd from December meeting)**

Proposed Amendment to Waterville Valley Zoning Ordinance

- Second proposed Zoning Ordinance Amendment is adding storage facilities as a permitted use.
- Mr. Waite opened the continued Public Hearing at 9:25 am.
- Mr. Waite said at the December 2015 Public Hearing they had discussion on this. There were changes made which created a need for a continuance of the hearing. In Section C 3-C they took out everything after the words *Storage Facilities*.
- Line #92 *Commercial and on a rental basis* were removed.
- These changes were the result of the discussion at the December 2015 meeting.
- **Ms. Rathgeber made a motion to move forward with the storage facilities changes as noted; motion was seconded by Ms. Saenger. All in favor.**
- **Mr. Waite closed the Public Hearing at 9:26am.**

○ **PUBLIC HEARING (cont'd from December meeting)**

Proposed Amendment to Waterville Valley Zoning Ordinance

- Lighting Ordinance Public Hearing continued from the December 2015 meeting.
- Ms. Rathgeber said it is premature to vote on this item as they are still in the process of talking to lighting engineers. It is too early to try to push the lighting ordinance through before they have an opportunity to talk with additional outside experts.
- Ms. Rathgeber continued that they have had an amazing start. Mark Decoteau added there has been no real public discussion on this.
- **Mr. Waite asked for a motion to vote. Ms. Rathgeber made a motion to not move forward with the proposed zoning regulations and to continue discussion after the town meeting; motion seconded by Ms. Piekos. All in favor.**
- **Public Hearing closed at 9:31 am.**

- **Request for Conservation Commission Planning Board Representative**
 - Mr. Waite asked the board members if any of them had interest in becoming the ex-officio for the Conservation Commission. They meet monthly but have been meeting quarterly. He asked the members to let him know if anyone had interest.
- **Communications**
 - None
- **Committee Reports**
 - Town Core Group presented by Ms. Rathgeber.
 - It was decided to wait until 2017 to apply for the Tiger Grant, with submission in 2018. Extensive work is still needed to be done in order to apply. They will focus on moving forward with nonvehicular traffic through the valley. The projected cost to get the grant will require \$200,000 to \$300,000. This is not in the budget for this year but they will be putting out RFPs for engineers.
 - The Our Town Grant will be awarded in April.
 - Mark Decoteau suggested they prepare a presentation for town meeting in regards to getting funding for the grant. There will be a separate warrant article for the \$120,000 (Our Town Grant) with \$60,000 coming from the grant and \$60,000 coming from the town. The Planning Board should participate and give the presentation.
 - ***Ms. Rathgeber made a motion that the Planning Board support the request for \$120,000 for the Our Town Grant with \$60,000 in matching funds from the town; Cyndy Piekos seconded the motion. All in favor.***
 - Mark Decoteau went over the changes the Select Board had made to the CIP.
- ◆ Mr. Kucharski asked to have the minutes reflect the mylars for the Waterville Company's garage condominium units had been signed.

- **Tickler Files**

- C1 Density
- Shared Parking
- Restricted Parking

- **Adjournment**

Ms. Piekos made a motion to adjourn the meeting at 10 am

Ms. Rathgeber seconded the motion

All in favor

Respectfully submitted,

Mary Pelchat

Planning Board Assistant

Waterville Valley Town Office