



WATERVILLE VALLEY PLANNING BOARD  
Summary of the Minutes for the  
**Regular Planning Board Meeting**  
**Held on Thursday November 10, 2016 at 8:00 am**

*Minutes of Waterville Valley Board*

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- 3 • **Chairman Terry Waite called the meeting to order at 9:20 am**
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- 5 • **Roll Call and seating of alternates**
- 6
- 7 ○ Full members in attendance: Chairman Terry Waite, Wendi Rathgeber, Cheryl
- 8 Saenger, Nancy Knight, Harry Notowitz, Ex-Officio Bill Larsen
- 9 ○ Alternate Members in Attendance: Ray Kucharski, John Recine, Richard Rita
- 10 ○ Members Absent:
- 11 ○ Alternate Members Absent: Cyndy Piekos
- 12 ○ Alternates Seated: Richard Rita, Ray Kucharski
- 13 ○ Public in Attendance: Amy Saulnier (Wig Wag rep.), Bill Cantlin, Tara Bamford
- 14 (North Country Council)
- 15
- 16 • **Review and Acceptance of Minutes from October 13, 2016 Meeting**
- 17 ○ Bill Larsen made a motion to accept the regular meeting minutes of October 13,
- 18 2016 with amendments
- 19 ○ Motion seconded by Nancy Knight
- 20 Motion carried by unanimous vote
- 21
- 22 • **NEW BUSINESS**
- 23 ○ **Conceptual Consultation for Lot Line Adjustment Lot 104-018 ~ 49 Snow's Mtn. Rd.**
- 24 Tax Map 104-018 & 019, Kiely & McGoldrick presented by Eric Pospesil of Horizons
- 25 Engineering.
- 26 ■ Lot line adjustment will allow property owners to separate the driveway
- 27 and improve lot configuration based on construction that was done in
- 28 order to sell the property.
- 29 ■ Mr. Waite is concerned with making a nonconforming lot into another
- 30 nonconforming lot (size of lots).
- 31 ■ Mathematically the lot has always been the size it is. Mr. Pospesil
- 32 balanced the area to create the exact same footage. Nothing was done
- 33 to change the area.

- Mr. Waite said it looks like a sensible thing to do. He reiterated his issue with being a nonconforming lot with the setback requirement. Mr. Pospesil said no matter what they do there will be an encroachment on the lot.
  - Mr. Larsen said according to the zoning ordinances there is nothing that is grandfathered. Basically it states it can continue to exist.
  - Application will be heard at the December meeting.
- **OLD BUSINESS**
  - **Tara Bamford of North Country Council ~ Review suggested Zoning Ordinance wording changes.**
    - Tara Bamford discussed the draft zoning amendments with the Planning Board.
    - Copies of these are available.
    - Discussion on requirements of dates to hold public hearings in order to get any changes ready for town meeting.
    - Mark Decoteau said at the December meeting they will need to vote on the language for any amendments and make them available to the public. A public hearing would need to be held January 2<sup>nd</sup>.
    - At the December planning board meeting Ms. Bamford will supply their suggested changes and the planning board will vote on acceptance. These will be the proposed amendments for the public hearing in January 2017.
  - **Phased Subdivision**
    - Mr. Waite read a suggested explanation on describing Phased or Partial Subdivision.
    - Copy of this draft is available
    - Mr. Waite said he thinks the entire site plan can be approved initially.
    - Mr. Kucharski added that if they have "x" number of lots to be subdivided with the boundaries of "x" number of lots, the site plan may not be compliant until some of the boundaries are removed. Mr. Larsen commented that he agreed as the setbacks could change.
    - Mr. Larsen continued if a developer came in wanting to develop a parcel in four phases and submitted a plan in its entirety but all the developer wants to build now is phase 1; if the planning board says okay and if that is all that gets built would it still be compliant? When the developer gets to phase 2 and wants to combine the lot lines the phased submission of the site plan would assume that would be granted. If no changes are made and the lot lines are combined, the setbacks are going to be a little different. Mr. Larsen added that would be acceptable to him.
    - Mr. Waite said it's pretty straight forward in regards to the subdivision plan which amounts to coming in with a final plat. Where the site plan is concerned it is almost as if they have to consider every phase as an individual phase from the beginning, and the configuration could be different with each one.

- Mr. Larsen replied he believes they will have to add a statement that at a point when the combined setbacks apply, the boundaries must still comply as if they stand alone.
- Mr. Waite asked if an applicant comes before the board with the subdivision for the entire parcel and they review the site plan; what would they end up with. Approval of the entire project or site plan approval.
- Mr. Larsen said if they had the information they could approve the entire project subject to changes. If there are no changes applicant would notify them they are starting the next phase. If there are any changes they would have to seek reapproval. In order to approve the entire subdivision in phases they would need to be supplied with sufficient information to say yes this will work.
- Mr. Cantlin asked how long one can go before submitting an application for subsequent phases.
- Mr. Waite replied, as an example ~ a plat for phase 1 is submitted and approved. Two years later the applicant submits a final plat for phase 2 with no changes. In that 2-year interim the regulations have changed. If there are no changes on the plat, even though the regulations have changed, Mr. Waite stated he believes the approval would be based on what the initial review was. However, if the 2<sup>nd</sup> final plat was submitted with changes the new regulations would have to apply.
- Bill Cantlin suggested having this reviewed by Tara Bamford and the town attorney.
- Mr. Kucharski said that due to the departure of several planning board members they should continue this discussion at a later meeting.

- **COMMITTEE REPORTS**

- None

- **COMMUNICATIONS**

- None

- **TICKLER FILES**

- Research on lighting
- C1 Density; Shared Parking (move to old business for November); Restricted Parking; Extension of Boulder Path

119  
120       •   **Adjournment**  
121       Mr. Waite made a motion to adjourn the meeting at 1 pm  
122       Mr. Larsen seconded the motion  
123       All in favor  
124  
125       Respectfully submitted,  
126       *Mary Pelchat*  
127       Planning Board Assistant  
128       Waterville Valley Town Office  
129