



Home of Waterville Valley Resort

WATERVILLE VALLEY PLANNING BOARD
Summary of the Minutes for the
Regular Planning Board Meeting
Held on Thursday April 13, 2017 at 8:00 am
FINAL

- **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, Wendi Rathgeber, Richard Rita, Nancy Knight, Bill Larson Ex-Officio
 - Alternate Members in Attendance: Cyndy Piekos
 - Members Absent: John Recine, Cheryl Saenger
 - Alternate Members Absent:
 - Alternates Seated: Cyndy Piekos
 - Public in Attendance: Tina Koppel (Wig Wag representative), Jim Mayhew (Town of Waterville Valley Road Agent), Tim Smith (General Mgr. Waterville Valley Resort), Dave Dean (Planning/Developing Waterville Valley Resort)
- **Review and Acceptance of Minutes from March 9, 2017 Meeting**
 - Ms. Rathgeber made a motion to accept the regular meeting minutes of March 9, 2017 with amendments.
 - Motion seconded by Mr. Larsen
 - Motion carried by unanimous vote
- **NEW BUSINESS**
 - **Election of Planning Board Officers**
 - Mr. Larsen nominated Mr. Waite for Chairperson; motion seconded by Ms. Piekos. All members voted in favor.
 - Mr. Waite nominated Ms. Knight as Vice Chair; motion seconded by Ms. Rathgeber. All members voted in favor.
 - Ms. Knight nominated Ms. Rathgeber as Secretary; motion seconded by Ms. Piekos. All members voted in favor.
- **OLD BUSINESS**
 - **Jim Mayhew, Road Agent, on roads and sidewalks**
 - Mr. Mayhew reported to the Planning Board regarding roads, drainage and engineering, along with an explanation of how the Town handles road repairs.
 - Discussion regarding the condition of various roads in town.
 - Mr. Mayhew reported he intends to section off various roads by priority. He will put together a list and create a budget for the CIP.

- Mr. Larsen commented he is concerned they are underfunding the road issues. He would like to see a budget they could plan on for the future.
 - Mr. Mayhew reported they are 90% accurate as to where the sewer and water lines are located. Water shut-offs are a problem as normally residents own to the "curb stop", but in Waterville Valley the owners own to the water line. The town doesn't have a great handle on where everything is. They have gotten better on this but historically this information has not been kept in one location. Mr. Larsen replied this is due to changes being made when people are building their homes.
 - Discussion on NH's requirements for "mixes" for roads.
 - Mr. Larsen commented if help is needed (consulting, etc.) the Select Board should be consulted. Ms. Piekos agreed having a separate account, through the CIP, is a good idea (road needs).
 - Mr. Mayhew contacted North Country Council in 2016. Every road was reviewed by their road consultant and he had stated the roads were in great shape, compared to other towns.
- **Shared Parking; Restricted Parking/Resident Electronic Participation in meetings/Research on Lighting – all to be tabled for now. Mark Decoteau, absent, was to have information for the Board regarding these items.**
 - Ms. Rathgeber consulted with SA Group to verify they could come in and help with lighting, drainage issues and sidewalks.
 - Mr. Larsen commented about reminding Jim Mayhew to change the lighting on the new pump house.
 - Ms. Piekos asked about the appropriated money to help with zoning issues; will they be getting help from North Country Council. Mr. Waite replied Mark Decoteau is in contact with Tara Bamford about that and they should start thinking about prioritizing what they would like to have her assistance with.
- **COMMITTEE REPORTS**
 - Ms. Rathgeber reported the Town Core Group met. They have not heard back regarding the Town Grant.
 - Mr. Larsen said that due to the current administration's cuts grants should probably not be counted on.
 - Ms. Rathgeber said they are moving ahead with trying to have budget amounts to bring to the CIP for signage projects and redoing Village Rd.
 - Mr. Rita reported he attended a Conservation Commission meeting. The commission is once again up and running with a sufficient number of members.

○ **COMMUNICATIONS**

- NH Planning and Land Use Regulation training session to be held at NCC in June.
- NH Office of Energy and Planning Conference to be held in April in Concord.

● **Privilege of the floor given to Tim Smith, General Manager of Waterville Valley Ski Resort**

- Tim Smith approached the board regarding a preliminary Site Plan Application for the Skateboard Park and introduced David Dean, Planning and Developing for the Waterville Valley Resort.
- David Dean handed out a Site Plan Application draft to the board and explained the maps that are included.
- Tim Smith asked if the board would like them to come in May for a conceptual or if this plan was acceptable. Mr. Waite responded the board shouldn't be looking at a map and nothing said at this meeting can be binding by the board or by Mr. Smith. He continued the board won't get into any details at this time but they could talk in general terms. To Mr. Smith the application process starts a time schedule which would give the board time to review official documents. There is an option to waive various requirements due to the nature of the site development. The biggest issue is parking and Mr. Waite suggested they take the site plan review regulations, go through them and then fill out the site plan application. If there are areas they think should be waived (are not relevant) Section 7 in the regulations explains how to request a waiver of particular items.
- Tim Smith responded that in order to be proactive he wanted to get something to the board in order to show them they are working on something. They aren't trying to build a new complex; they are just trying to get something done simply. He stated he feels the process needs to be simplified.
- Mr. Waite encouraged Mr. Smith to put in writing what items he feels should be waived but he cannot tell him if the application is complete based on the draft that was presented to the board.
- Tim Smith said they feel, in spite of the skateboard park not being economically sound, they should continue to offer this service to the town. They are not doing skate camps.
- Mr. Waite said he sees no problem using the draft application as their formal application.
- Tim Smith asked the board what deems the need for a site plan. Mr. Waite responded it is a non-residential use.
- Discussion on what would require the need for a Site Plan Application. Tim Smith asked about a Frisbee golf park being set up on Snow's Mountain.
- Mr. Larsen said there are a couple of issues; one being does it comply with zoning. Mr. Waite added that a letter to the town asking if a site plan review would be required for certain things. This would save him the process of an application in case it is not needed.
- Mr. Larsen added the complication for this item is the parking issue. Tim Smith responded they have gotten letters from the police dept. and moving forward the talking issue (parking) is what is involved with a site plan.

- Mr. Waite suggested Tim submit a Site Plan Application with a letter asking for waivers of certain items.
- Tina Koppel asked if there was something that could be done to simplify the process.
- Mr. Larsen answered the intent of the Site Plan Review Regulation needs to be read – there are several reasons why the regulations exist; protection of public safety, preservation of natural features in the Valley to the greatest extent possible, and ensuring the finished product will have a pleasing visual effect. If a project had no impact on any of these it might not be subject to review.
- Tina answered she thinks these are great things but wondered if it could be done in a timelier manner. Ms. Rathgeber said they are generally timely in their process. Mr. Waite added usually it is done in one meeting.
- Mr. Waite told Mr. Smith the board will do their best to streamline the process and work with him but the rules are in place and the board has to go by them. The idea behind a public hearing is for the public to have input.
- Mr. Larsen added if what they are planning is a temporary use and then return the property back to its original condition once the use is done they don't need a site plan review. The problem arises when someone wants to do the same thing every year. Each year they would renew the temporary use which goes beyond temporary use. If they just want to erect something for a weekend event the planning board wouldn't have a problem with that. Rules and Regulations apply to private land in the Valley; Forest Service land isn't covered by the town's rules and regulations.
- Mr. Rita wanted to get on record regarding this issue that it is now mid-April and in spite of being busy the board could have received something earlier. Ms. Piekos responded she agreed and time is of the essence. She added she was under the impression it was a very strong possibility the skateboard park was going to be demolished but she can see it is a benefit to the town. Now they are pushing them to make a decision. Mr. Larsen added he is sympathetic to one of the questions asked regarding Mr. Smith wanting to know what the Planning Board wants. Someone should be able to give them guidance as to what the board requires.
- It is agreed that Mark Decoteau should be able to tell Tim Smith what items the board will require.
- Discussion regarding the parking issue and ownership of the land, along with putting recreational items for public use on private land.

○ **TICKLER FILES**

- Research on lighting
- C1 Density; Shared Parking; Restricted Parking; Extension of Boulder Path
- One meeting/month for public hearing/applications; second work session for other items.

- **Adjournment**

Mr. Larsen made a motion to adjourn the meeting at 9:48am

Ms. Piekos seconded the motion

All in favor

Respectfully submitted,

Mary Pelchat

Planning Board Assistant

Waterville Valley Town Office