

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Special Planning Board Meeting**  
**Held on Tuesday, January 13, 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, Bob Guilbert, Terry Waite, Ex-officio Bill Larsen, Cyndy Piekos, Nancy Knight.

Alternate Members in Attendance: Wendi Rathgeber, Harry Notowitz.

Members Absent: Kathy Chandler.

Alternate Members Absent: Cheryl Saenger.

Public in Attendance: Mark Decoteau, Tom Quackenbush, Sharon Charron.

Alternates Seated: Harry Notowitz.

**3) Review of Zoning Language to forward to Public Hearing**

Chairman Kucharski reviews the language for the proposed zoning changes which town counsel has reviewed.

**Motion 1:** Bill Larsen motions to move forward the following language for public hearing regarding housekeeping changes to the Zoning Ordinance number system:

*To make housekeeping changes to the zoning ordinance to replace the current numerical text heading system with a new system using numerals and letters intended to be less confusing. Said changes will not be substantive.*

Cyndy Piekos: 2nds.

Motion was carried by a unanimous vote.

**Motion 2:** Bill Larsen motions to move forward the following language for public hearing regarding zoning district changes:

*To adjust the zoning district boundaries of the Special Civic and Village Commercial districts depicted on the Town of Waterville Valley Zoning Map dated April 1, 2014 for Map 107, Lot 3 owned by Waterville Valley Company, Inc., and Map 107, Lot 4 & 5 owned by the Town, to change the zoning district so that the property owned by the Town as a result of a recent lot line adjustment is zoned Special Civic and the property owned by the Waterville Company Inc. is zoned Village Commercial, and*

*also to rezone Map 107 Lot 4 owned by the Town to the Special Civic district. The Planning Board determined that the preceding changes are consistent with the Master Plan and for the betterment of the town's health, safety, morals, and general welfare.*

Terry Waite: 2nds.

Motion was carried by a unanimous vote.

The 3<sup>rd</sup> motion involves agricultural use as a special exception and discussion follows regarding the language suggested by town counsel. Specifically the word “raising” was discussed, and should the proposed motion also include “keeping” or “boarding” as well. Different types of animal were also mentioned and concern was expressed that the Best Management Practices (BMP's) recommendations being followed with waste removal and odor control. Working dogs are an exception under the current RSA's and the kenneling of the sled dogs would fall into the category of “working dogs.”

**Motion 3:** Bob Guilbert motions that the Planning Board forward the following language for public hearing regarding the limitation of agricultural uses in various districts within the Town:

*To amend the Zoning Ordinance to require a special exception for the raising of animals as an agricultural use pursuant to RSA 21:34-a in all zoning districts within the Town of Waterville Valley (and to allow all other agricultural uses within the Town as a use by right.)*

Cyndy Peikos: 2nds.

Discussion followed concerning the language to include the word “keeping” in addition to raising. The motion is withdraw, as is the 2<sup>nd</sup> of the motion, and then restated.

Bob Guilbert motions that the Planning Board forward the following language for public hearing regarding the limitation of agricultural uses in various districts within the Town:

*To amend the Zoning Ordinance to require a special exception for the raising and keeping of animals as an agricultural use pursuant to RSA 21:34-a in all zoning districts within the Town of Waterville Valley (and to allow all other agricultural uses within the Town as a use by right.)*

Cyndy Piekos: 2nds.

Motion was carried by a unanimous vote.

The 4<sup>th</sup> motion involves the minimum lot size needed in any zoning district for the raising and keeping of animals for agricultural use. The suggestion of 5 acres was debated for horses. Space is needed for exercising, storage of waste, food and water. Buffer areas, acreage needed, and what size other towns reference, if any, of acreage requirements. After discussion, it was thought best to leave 5 acres in place for now to have a starting point, and going forward continue to have discussions concerning the size.

**Motion 4:** Ray Kucharski motions that the Planning Board forward the following language for public hearing regarding the limitation of agricultural uses in various districts within the Town:

*To amend the Zoning Ordinance to require the minimum lot size of five (5) acres in any zoning district for the raising and keeping of animals as an agricultural use pursuant to RSA 21:34-a (and to allow all other agricultural uses with no minimum lot size.)*

Bob Guilbert: 2nds.

Motion was carried by a unanimous vote.

**Motion 5:** Bill Larsen motions that the Planning Board forward the following language for public hearing regarding the limitation of agricultural uses in various zoning districts within the Town:

*To amend the Zoning Ordinance to adopt the additional criteria for Special Exceptions by adding paragraph 3.8.3.3.1.5 to read:*

*In addition to the guiding principles specified above, for agricultural uses as defined by RSA 21:34-a the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following:*

- a. Compliance with appropriate Best Management Practices.*
- b. Front, side, or rear setbacks in excess of the minimum requirements of this Ordinance.*
- c. Screening of the premises from the street or adjacent property by walls, fences, or other devices.*
- d. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this ordinance.*
- e. Limitations on the number of occupants and methods and times of operation*
- f. Location and amount of parking and loading spaces in excess of existing standards.*

Harry Notowitz: 2nds.

Motion was carried by a unanimous vote.

Meetings are scheduled as follows:

Thursday, 1/29/15 at 8:00am - Public Hearing Zoning Ordinance Proposed Changes

Wednesday, 2/4/15 at 6:00pm – Town Budget Public Hearing

## **5) Adjournment**

Bill Larsen: Motions to adjourn the meeting.

Nancy Knight: 2nds.

Motion was carried by a unanimous vote.

Meeting was adjourned at 9:05am.

Respectfully submitted,

Sharon Charron

Admin. Asst.

Waterville Valley Town Office