



Home of Waterville Valley Resort

WATERVILLE VALLEY PLANNING BOARD
Summary of the Minutes for the
PUBLIC HEARING
Planning Board
Held on Thursday January 19, 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, Nancy Knight, Richard Rita, John Recine, Ex-Officio Bill Larsen
 - Alternate Members in Attendance: Ray Kucharski, Cyndy Piekos
 - Members Absent: Cheryl Saenger
 - Alternate Members Absent:
 - Alternates Seated: Ray Kucharski
 - Public in Attendance: NONE
- **PUBLIC HEARING**
 - PUBLIC HEARING OPENED AT 8:05 am
 - Mr. Waite opened the public hearing by saying this hearing is to deal with the revisions to the zoning ordinance in preparation for town meeting; and to vote for the CIP (capital improvement projects).
 - The zoning ordinance revisions have been on display at the town office, as well as the post office, for review by the public.
 - Mr. Waite asked the board for comments. At this meeting only grammatical errors can be dealt with.
 - Ms. Rathgeber questioned the wording on page 10 the letter "a" that was left hanging.
 - Mr. Waite suggested removing the word "the" in the same section.
 - This is page 10 Item #95. Change to read *"Two-Family Residential Unit – A single-family residential dwelling with an accessory dwelling unit, with an interior door between the two units, and two units being maintained in the same ownership entity."*
 - Mr. Larsen commented that he noticed two-family residential units are allowed in Lower Density Residential (LDR), Higher Density Residential (HDR) and Village Commercial (VC) zones. In Lower Density on page 12 d (iv) of the zoning ordinance it states "In a two-family residential unit, the floor area of the accessory dwelling unit (with the suggested change being removing "secondary dwelling") shall be no more than 50% of the floor area of the principal dwelling unit". Mr. Larsen continued there is no

similar statement in the other two zones. The means two small cottages could be built and called an accessory unit.

- Mr. Waite replied that he believed this was intended. If a property , located in the LDR zone, had a large house, they wouldn't want to have a tiny house next door. Perhaps the intent was in LDR they must have a minimum-size house. In VC or HDR it isn't as important due to condominiums. They didn't limit this in the definition other than in the LDR.
 - Mr. Larsen said they could not change this anyway as they don't have time for another public hearing. If they did wish to change this it would have to wait until later in 2017.
 - Mr. Larsen made a motion to move the zoning ordinance changes onto the warrant with the minor grammatical changes. Motion seconded by Ms. Rathgeber.
 - *All Planning Board members in favor.*
 - PUBLIC HEARING CLOSED AT 8:20 am
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- PUBLIC HEARING, for review and acceptance of, CIP OPENED AT 8:21 am
 - Mark Decoteau explained the updates to the CIP.
 - Under Water Well 3 evaluation (line 24) \$25,000. Still have the issue with this well and bacterial contamination. This money is for a geologist to evaluate what is going on with the well. This work will be done during 2017.
 - Ladder truck (line 45) adding \$20,000 to the capital reserve. This was proposed in 2016, to be \$50,000. The change will have an impact on the bottom line. The ladder truck passed inspection performed this past December.
 - Line 56, pedestrian study, the Our Town grant application. The status of this grant will not be known until April (whether awarded or not). This is the same plan that was presented last year which includes trail improvements, markings, signage, and entrance sign to the town.
 - Discussion on Corcoran Pond repairs.
 - Discussion on sidewalk projects.
 - Mr. Recine suggested they have this subject put somewhere so the CIP committee will discuss it again in the future.
 - Mr. Larsen discussed the amount of money being reserved for maintaining the highways and if they are setting aside enough money. Mr. Waite asked Mark how much the town would have to come up with to bond repairs to a road or purchase a fire truck; Mark responded towns can get 100% financing.
 - Mr. Waite suggested adding a line item under highways for long-term maintenance, as well as another line item for infrastructure under water.
 - Mr. Kucharski made a motion to accept the CIP; motion seconded by Ms. Knight.
 - *All Planning Board members in favor.*
 - PUBLIC HEARING CLOSED AT 8:55 am.

- **Adjournment**

Mr. Larsen made a motion to adjourn the meeting at 9:00 am

Ms. Knight seconded the motion

All in favor

Respectfully submitted,

Mary Pelchat

Planning Board Assistant

Waterville Valley Town Office