

Waterville Valley Planning Board
Summary of the Minutes for the
Special Planning Board Meeting
Held on Tuesday, January 29, 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, Cheryl Saenger.

Members Absent: Kathy Chandler.

Alternate Members Absent: None.

Public in Attendance: Mark Decoteau, Reggie Breeckner, Sharon Charron.

Alternates Seated: Cheryl Saenger for Kathy Chandler.

3) Open Public Hearing

Chairman Kucharski opens the public hearing at 8:02am. He refers to the handout listing the 4 proposed zoning changes and asks the public for any comments. Mark Decoteau states that there are 6 motions to be made regarding the 4 proposed changes, as the change dealing with agriculture uses is in 3 separate questions/motions. Mark also states the proposed changes regarding agriculture uses is in keeping with the town's Master Plan and state laws.

No other comments from the public. Chairman Kucharski closes the public hearing at 8:04am.

Motion 1:

Bill Larsen motions to move to the selectman for the town warrant 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.

Ray Kucharski: 2nds.

Motion was carried by a unanimous vote.

Motion 2:

Bob Guilbert motions to move to the selectman for the town warrant 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 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. 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.

Ray Kucharski: 2nds.

Motion was carried by a unanimous vote.

Motion 3:

Cyndy Piekos motions to move to the selectman for the town warrant 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.)

Bob Guilbert: 2nds.

Motion was carried by a unanimous vote.

Motion 4: Nancy Knight motions to move to the selectman for the town warrant 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.)

Cyndy Piekos: 2nds.

Motion was carried by a unanimous vote.

Motion 5: Terry Waite motions to move to the selectman for the town warrant 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.

Ray Kucharski: 2nds.

Motion was carried by a unanimous vote.

Motion 6: Cyndy Piekos motions to move to the selectman for the town warrant to change proposed the number of off premise directional Open House Signs from 2 to 4 which are located at arterial road intersections in section 3.5.11.4.7.1.

Ray Kucharski: 2nds.

Motion was carried by a unanimous vote.

5) Adjournment

Cyndy Piekos: Motions to adjourn the meeting.

Bob Guilbert: 2nds.

Motion was carried by a unanimous vote.

Meeting was adjourned at 8:07am.

Respectfully submitted,

Sharon Charron

Admin. Asst.

Waterville Valley Town Office