

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Special Planning Board Meeting**  
**Held on Thursday, October 26, 2015 at 8:00am**

1) Chairman Terry Waite called the meeting to order at 8:00 am.

**2) Roll Call and seating of alternates:**

Full members in attendance: Chairman Terry Waite, Vice-chair Nancy Knight, Cyndy Piekos, John Recine, Wendi Rathgeber, Rich Rita, Ex-Officio Bill Larsen

Alternate Members in Attendance: None.

Members Absent: None.

Alternate Members Absent: None.

Public in Attendance: Craig Larson, William King, Buddy Bates, Mark Decoteau and Sharon Charron.

Alternates Seated: N/A.

**3) Review and Acceptance of the Minutes of September 14, 2017 Meeting.**

Bill Larsen made a motion to accept the regular meeting minutes of September 14, 2017 with amendments.

Wendi Rathgeber: 2nds.

Motion was carried by a unanimous vote.

**4) Public Hearing – Site Plan Review for Boulder Path, Inc. – Storage Unit**

The application has been reviewed by the PB Chairman who recommended acceptance. Terry Waite motions to accept the application as submitted, seconded by Cyndy Piekos. Motion was carried by a unanimous voice vote. The public hearing is opened at 8:07am.

The applicant, Boulder Path Inc. operator Craig Larsen, describes the intent of the project, its primary purpose for storage of equipment now outside the building and its location in proximity to landmarks. The storage unit is approximately 8’x9’x45’ and is made of steel and will be located on backside of the maintenance building. No trees will be cut, but 2 trees will need to be lifted and replaced to gain access to the area. There is an option to paint the storage unit only if it is purchased as opposed to being leased. Overall the container is a less costly option than building an addition to the existing building. Pictures are displayed, as part of the application, of

a similar type container. Discussion followed between the board and the applicant concerning the location.

The abutters, Buddy Bates and William King, are asked for any comments or concerns. Mr. Bates compliments Craig on the condition of the golf course saying it is very green despite a dry summer. He continues on to review the history of the existing building, which was originally built by the WV Company. He states it was described originally as storage for lawn mowers. The trees surrounding the building have been thinning over time as lower limbs die off from them which are typical of pines. He worries this will continue and what remains will not screen the container or the building from view. Mr. Bates also comments that Waterville Valley is one of the prettiest communities in the country and he wants it to continue. He also has concerns of the materials being stored on the property currently, such as sod and sand, as the property was never intended to be a storage yard. He feels that there are other areas better suited for this purpose. Bill King concurs with Mr. Bates' statements.

Craig Larsen comments that the location of the unit, being behind the building one side and trees on the other, will be difficult to see though not impossible. He comments there is no other flat portion of the golf course property where this storage container could be sited. His operation of the golf course requires many types of equipment to properly care for the 32 acres. He comments that all of the equipment and materials are used for golf course maintenance solely thus are allowed as accessory uses. Discussion continued with the applicant, the abutters present and the board members. Craig states that eventually he would like to add another building for storage on the parcel and sees the storage container as a temporary structure in the meantime.

John Recine asked the abutters what they considered to be options. Purchasing other property was volunteered but isn't really a viable solution. Mr. Bates' fear is that the storage area will expand to more than one unit and doesn't know where it will end. He would rather see another building and a stockade fence, instead of a storage container. Cyndy Piekos offered the suggestion of having the storage container be temporary, in advance of another building being constructed, and then removed at a later date, thus giving the golf course time to plan the building and financially prepare. Craig Larson commented that a building is more practical and the container isn't meant to be permanent. He anticipated 4-5 years to start on a building. The abutters agreed that they would go along a plan that stated the container would be a temporary, as long as it was in writing. Craig envisioned the future building to be larger than the current building. He also commented that the priority for the golf course is to provide services to the residents, while not excluding the resort guests, but sees his priority as the residents of WV as these are the people who have made their homes here. The resort guests come and go, while the residents are here all the time. Craig also discussed the winter operations of the tubing hill and the equipment required for that operation as well. Screening or a stockade fence was presented to screen the container, and the fence was seen to be the better option. If the container is able to be painted, he would paint it a grey color. The abutters both agreed that the fencing to screen the container, which is allowed on a temporary basis, is very reasonable solution.

Terry Waite asks if there are any additional comments from the public or the applicant before closing the public hearing. Craig Larson states he believes that the storage container is a use by right, as an accessory use to the primary use in the recreation zone. Discussion followed concerning architectural design of the future building in accordance with the zoning regulations. Chris Hodges states that flat roofs are not allowed. Bill Larsen comments that the ZO doesn't address storage trailers, and only references travel trailers, which are limited to 7 days if unseen from any abutter or road.

Terry Waite closes the public hearing at 8:58am.

Terry Waite motions to approve the site plan as presented with the following conditions;

1. 5 year limit on the container, and
2. A stockade fence is installed to screen the storage container.

Bill Larsen: 2nds the motion.

Discussion amongst the board followed before the final vote. Rich Rita comments if the board has the authority to place conditions upon the approval, if the use is an allowed accessory use. Bill Larsen offers that the board could place conditions on the approval; however the applicant can also appeal these conditions to the ZBA. It was questioned as to whether or not this is legal or not. Bill continued on to say that he believes this is an allowed use in his opinion as the operation is for maintenance of the property business operation as a golf course. References were made to the history of the property and previous approvals as a parking area, maintenance building, etc.

Mr. Bates asked for clarification on the stockade fencing location and length. Discussion followed and eventually a map was marked in RED to show the location of where the fencing will be placed. The map will be part of the application's approval and will be either 6' or 8'.

Terry Waite asked for any amendments to the motion before the board. The amended motion is read by Terry Waite to read as follows:

Terry Waite motions to approve the site plan application based upon the following condition:

1. Storage unit is temporary and will be removed within a 5 year period, and;
2. A 6' stockade fence to screen the container from view will be installed as indicated in the application.

Cyndy Piekos: 2nds.

Motion was carried by a unanimous vote

Craig Larsen thanked the Planning Board members and the abutters for their comments.

## **5) Adjournment**

Bill Larsen motions to adjourn the meeting at 9:20 am.

Cyndy Piekos: 2nds.

Motion was carried by a unanimous vote.

Respectfully submitted,  
*Sharon Charron*  
Waterville Valley Town Office