

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Planning Board Meeting**  
**Held on Thursday, January 12, 2023, at 8:00 am**

**MINUTES**

**Video recording of the meeting is available on the Town website.**

**THE MEETING WAS CALLED TO ORDER by Chair Wendi Rathgeber at 8:00 am**  
**ALL VOTES WERE TAKEN BY ROLL CALL**

**ROLL CALL for Board Members and Seating of Alternates**

1. **Full Members in Attendance:**
  2. Chair Wendi Rathgeber, Vice Chair Nancy Knight (via Zoom), Rich Rita, Mike Koppel, John Recine, Bill Spence
  3. **Alternate Members in Attendance:** Morgan Diehm (seated), Alan Berko (via Zoom)
  4. **Members Absent:** Rob Wilson
  5. **Alternate Members Absent:**
  6. **Public in Attendance:**  
Mark Decoteau, Alisha Harrington, Tara Bamford (via Zoom), Steve Royer, David Noyes, Craig Larson, Reggie Breeckner
- Unidentified Zoom Attendees: 0**

**REVIEW and ACCEPTANCE of MINUTES:**

**Minutes of the November 10, 2022, Planning Board Meeting**

**MOTION: "To accept the minutes as amended."**

Motion: B. Knight

Second: M. Koppel

Vote: 7 – Yes, 0 – No

**Public Comment:**

The Planning Board continued its discussion on proposed Amendment No. 3, which would add the term "Concert" to Article III. C) Definitions to read "A music performance with controlled admission in front of a live audience, advertised in advance" and renumber remainder of list accordingly. After a discussion with members of the public, the Board suggested changing the definition to read "A music performance in front of a live audience advertised in advance."

**MOTION: "to move forward to a public hearing the revised language of Amendment No. 3 to read "a music performance in front of a live audience advertised in advance"**

Motion: R. Rita

Second: M. Diehm

Vote: 7 – Yes, 0 – No

The Board scheduled a Public Hearing for Amendment No. 3 on January 26, 2023, at 6 pm.

**New Business:****Waterville Valley Golf Course – Conceptual Discussion**

Craig Larson spoke to the Planning Board about changes he plans to make at the Waterville Valley Golf Course. First, he would like to move the tubing check-in operation to the maintenance garage, which would require remodeling part of the garage. Second, he would like to clean up the maintenance garage area and put in a snack shack. He asked the Board for feedback on his plans, and the Board requested that Craig submit a site plan application. Finally, he inquired about renewable energy options for his property, EV (electric vehicle) fast charging stations and solar panels.

**Capital Improvement Plan**

Mark Decoteau reviewed the CIP (Capital Improvement Plan) with the Planning Board. The discussed projects were the wastewater treatment plant, road repair project, engineering design for town projects, vehicle replacement and repair, and protective gear replacement for DPS (Department of Public Safety).

**Building/Zoning Permit Applications**

David Noyes shared the code enforcement office's changes to building permit applications. To simplify the application process, he created a permit application for renovations and one for new construction. He also reviewed a new application for change of use or occupancy which will be used when the occupancy of a building changes or there is change of use to a property.

**COMMITTEE REPORTS****Town Core Group**

Nothing new to report.

**Conservation Commission**

Nothing new to report.

**Calendar Review**

Public Hearing: January 26, 2023, at 6 pm.

Regular Meeting of the Planning Board: February 9, 2023, at 8 am.

**ADJOURNMENT****MOTION: "to adjourn meeting."**

Motion: B. Spence

Second: M. Diehm

Vote: 6 – Yes, 0- No

Respectfully submitted,  
Alisha Harrington

