

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Special Meeting
Held on Wednesday, December 9th, 2020, at 6:00 PM
Virtual Meeting -Zoom- Town Hall

****Final** MINUTES**

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

THE MEETING WAS CALLED TO ORDER by Chairman Wendi Rathgeber at 6:00 PM
ALL VOTES WERE TAKEN BY ROLL CALL

ROLL CALL for Board Members and Seating of Alternates

1. Full Members in Attendance:

Chairman Wendi Rathgeber, Vice-Chair Nancy Knight, Bill Spence, Rich Rita, Terry Waite, Bill Larsen, John Recine

2. Alternate Members in Attendance: Mike Koppel, Rob Wilson

3. Members Absent: None

4. Alternate Members Absent: None

5. Public in Attendance:

Mark Decoteau, Tara Bamford, Nick Guiliani, Lori Horton, Jill Courville, Brian Snow, Craig Larson, Matt Fowler, Richard Avis, Mike Harris, Shelly Wilson, Ray Kucharski, Sean Sylvester, Elizabeth Leonard, John Wilson, Derek Scheer, Barry Fish, Reggie Breeckner, Kisha Wilson, Jim Singer, Rob Darnell, Ben Legare, Alison Darnel (Max 36 in attendance)

New Business:

Public Hearing: Proposed Zoning Changes

Public Hearing: Open 6:05pm

T. Bamford reviewed what the Board had been discussing during the last couple of months with regard to short-term rentals. T. Bamford started by explaining to the public what the goals of the proposed Zoning ordinance changes were with regard to short-term rentals. T. Bamford showed the table the Board has been working from to the public and discussed each section in depth. Questions from the public were fielded by the Board. A few members of the public spoke about wishing to preserve the feel of the Town with a focus on limiting transient rentals in the Low-Density Residential (LDR) zone. One of the major concerns from the public's point of view was the inability for the Town to enforce the short-term rental ordinance if the Board decided to move forward. T. Bamford took time to clarify that as of right now short-term rentals are not allowed according to the current Zoning Ordinance. T. Bamford added the amendments the Planning Board is considering are to make short-term rentals allowed with some guidance and regulation. Further topics of the conversation were about knowing or not knowing who the renters are as well as the benefits that short-term rentals bring to the valley. After the public's comments were heard, T. Bamford moved on to review the language of the proposed amendments. After reviewing the language, final thoughts were shared by L. Horton about how the current proposed amendments seem overbearing and that condo associations and public safety should be the authorities making the decisions instead of the Town.

MOTION: “Close the public hearing at 7:15 PM”

7 – Yes 0 – No

After the public meeting had concluded, the Board decided to hold further discussion at the following morning meeting, on Dec 10th 2020 at 8:00 AM.

ADJOURNMENT:

MOTION: “To adjourn at 7:30 PM.”

Motion: B. Spence

Second: T. Waite

Vote: 7 – Yes, 0 – No

Respectfully submitted,
Nick Guiliani