

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, November 9th, 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 John Recine 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:

Chair John Recine, Vice-Chair Nancy Knight (via Zoom), Rich Rita, Mike Koppel, Bill Spence, Morgan Diehm, Katherine Brennan

2. Alternate Members in Attendance: Alan Berko (via Zoom), Margaret Turner, Rob Wilson, Rick Smith

3. Members Absent: 0

4. Alternate Members Absent: 0

5. Public in Attendance:

Mark Decoteau, Alisha Harrington, Tara Bamford, Contract Town Planner (via Zoom), Pierre Cote, Joanne Gosselin, Donna Benson, Leslie Rosewarn, David Noyes, Brooke Wakefield, James Sununu

Unidentified Zoom Attendees: 0

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the October 12th, 2023, Planning Board Meeting

MOTION: “To accept the minutes as amended.”

Motion: B. Spence

Second: M. Koppel

Vote: 7 – Yes, 0 – No

Lot Line Adjustment Application: 4 Brownstone Way and 11 Golden Heights Road

The Planning Board reviewed the Lot Line Adjustment Application. Tara Bamford stated that the purpose of the requirement for Planning Board review and approval of a lot line adjustment is limited to ensuring no new lots are created, and no lot is caused to be non-conforming. She did not see anything on the plan of concern in that regard. She recommended the following corrections before approval.

1. The new lot line being created should be labeled with a note like the one being extinguished.
2. The note on the line being extinguished as a property line should be corrected. It reads “Former Property Line to Become New Limit of Right of Way.” read “Former Property Line (Limit of ROW).”

3. The Lucas setback along the driveway easement to Map 105 Lot 10.31C is incorrect. It is drawn at 35 ft as if that was a road right of way vs driveway/utility easement. The setback should be 20 ft., concurrent with the edge of the easement.
4. The plan revision and date are missing.

MOTION: “To approve the lot line adjustment as proposed subject to corrections recommended by the Town Planning Consultant, Tara Bamford.”

Motion: M. Koppel

Second: B. Spence

Vote: 7 – Yes, 0 – No

2024 Zoning Amendments

Tara Bamford reviewed proposed zoning amendments 1-5 that were discussed during the public hearing on November 8, 2023.

MOTION: “To accept the five zoning amendments to be voted on by ballot at the 2024 Town Election.”

Motion: M. Koppel

Second: B. Spence

Vote: 7 – Yes, 0 – No

Tara Bamford and the Board reviewed and discussed proposed zoning amendments 6-10. After discussion, the Board decided to move the proposed zoning amendments forward to a Public Hearing.

MOTION: “To schedule a Public Hearing on December 13, 2023, at 6 pm to discuss the proposed zoning amendments as further amended today.”

Motion: B. Spence

Second: M. Diehm

Vote: 7 – Yes, 0 – No

Conceptual Consultation: James Sununu, Multi-Family Housing Lot 108-022

James Sununu presented a conceptual idea for a market rate apartment building. He was looking to get feedback from the Planning Board and members of the public. He referred to a site plan of the Conference Center parking lot to show where the building would be located. The proposed building would be three floors with podium parking. A variance would be needed for the setbacks and parking for the Conference Center and Silver Fox Inn and would need to be reconfigured. Some of the concerns of the Board were setbacks, parking, and pricing of the units. Members of the public had concerns about public safety, the aesthetics of the building, pricing, and whether the apartments would be used for short-term rentals. Tara Bamford recommended applying to the ZBA as early in the process as possible so that money is not spent developing a complete site plan for a project that can't be approved.

OLD BUSINESS:**Mark Decoteau update on Road Project:**

Mark Decoteau reported that the paving is complete, and the finish coat is scheduled for the spring of 2024.

Working Groups Review:

Dark Skies-Morgan Diehm reported that the group has found a lighting consultant based in North Conway and is working to set up a meeting.

COMMITTEE REPORTS:

Town Core Group: Nothing new to report.

Conservation Commission: John Recine reported that the Conservation Commission participated in a school project at the elementary school. The students created an informational trail educating people about forest fire prevention.

CALENDAR REVIEW:

Special Meeting of the Planning Board: November 17, 2023, at 9 am.

Planning Board Public Hearing: December 13, 2023, at 6 pm.

Regular Meeting of the Planning Board: December 14, 2023, at 8 am.

ADJOURNMENT:**MOTION: “To adjourn meeting”**

Motion: B. Spence

Second: M. Diehm

Vote: 7 – Yes, 0- No

Respectfully submitted,
Alisha Harrington