

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, February 8th, 2024, at 8:00 am

MINUTES

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

THE MEETING WAS CALLED TO ORDER by Chair John Recine at 8:00 a.m.
ALL VOTES WERE TAKEN BY ROLL CALL

ROLL CALL for Board Members and Seating of Alternates

1. **Full Members in Attendance:**
Chair John Recine, Rich Rita, Bill Spence, Morgan Diehm, Katherine Brennan
2. **Alternate Members in Attendance:** Alan Berko (seated), Margaret Turner, Rick Smith (seated), Rob Wilson (via Zoom)
3. **Members Absent:** Mike Koppel, Vice-Chair Nancy Knight
4. **Alternate Members Absent:** 0
5. **Public in Attendance:**
Mark Decoteau, Steve Royer, Tara Bamford, Contract Town Planner (via Zoom), Craig Larson, Henry Risman
Unidentified Zoom Attendees: 0

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the January 11th, 2024, Planning Board Meeting

MOTION: “To accept the minutes as amended.”

Motion: B. Spence

Second: K. Brennan

Vote: 7 – Yes, 0 – No

Minutes of the January 15th, 2024, Planning Board Meeting

MOTION: “To accept the minutes as amended.”

Motion: B. Spence

Second: M. Diehm

Vote: 7 – Yes, 0 – No

Review of Minor Site Plan Application / Waterville Valley Golf Course • 00:14:15

- There was a discussion about the potential conflict of interest of members who are abutters to the golf course participating in a decision which pertains to the golf course property.
- Bill Spence, Chair John Recine, Rich Rita, and Rick Smith recused themselves from the minor site plan review because they were abutters to the property. Margaret Turner was seated for Rich Rita, and Morgan Diehm was appointed acting Chair for John Recine.

- The Board reviewed the Minor Site Plan Application submitted by Craig Larson to remodel an existing deck at the Waterville Valley Golf Course.
- The Board debated the completeness of the application, with concerns raised about the need for an accurate representation of the proposed changes.
- Concerns were raised about the discrepancy between the submitted plan and the actual dimensions of the structure.
- Mr. Larson made the following statements:
 - He obtained the drawing of the structure from the internet; it is not a drawing of the proposed modifications to his deck.
 - The deck is 22 x 20 and is cantilevered over the pond.
 - One end of the deck is at grade, so no ramp was needed for accessibility.
 - The deck can't be seen from the road.
 - There is no lighting on the deck, and none is planned.
 - The roof will be designed to code, including snow loads.
 - He would like to make it look like a boat house.
 - There will be a wall on the side of the deck facing the parking lot.
 - There will be no change of use or additional seating.

Decision on Site Plan Approval • 01:03:29

- The Board determined the application was incomplete because no a detailed drawing of the proposed changes to the deck was presented.
- Tara Bamford recommended that Mr. Larson provide a more accurate representation of what is currently there and the proposed changes.

MOTION: “To accept the site plan application with the addition of a sketch of the proposed structure.”

Motion: M. Turner

Second: No Second

Margaret Turner withdrew the motion.

MOTION: “To have a continuance to discuss the application until the Board receives a sketch of the proposal.”

Motion: K. Brennan

Second: M. Turner

Vote: 5 – Yes, 0 – No

After the vote, acting Chair Morgan Diehm unseated Margaret Turner and reseated Rich Rita. John Recine resumed his role as Chair. Bill Spence and Rick Smith returned to the meeting.

Zoning Amendments • 01:23:23

- The Board reviewed proposed amendment #11, which would remove Article VII, Administration and Enforcement, Section D) Remodeling/Repairing, since it has been superseded by Selectman's Ordinance #17, Building Permits.

MOTION: "To recommend that town meeting adopt proposed amendment #11."

Motion: B. Spence

Second: M. Diehm

Vote: 7 – Yes, 0 - No

- The Board discussed strategies to educate the public on the upcoming zoning amendments.
- It was agreed that an article would be written for the WigWag, and Board members would be available at the polls to answer questions.

COMMITTEE REPORTS: • 01:51:40

Town Corps Groups

- Nothing new to report.

Conservation Commission Meeting

- Progress on mitigation of pond silting was discussed at the last Conservation Commission meeting. There are plans to flag-out work areas for mitigation in the spring.
- Strategies to reduce road salt use were also discussed.

New Business – VC (Village Commercial) • 01:59:18

- The Board discussed proactively reviewing the VC area before any new plans are proposed.
- The Board agreed to review the zoning ordinance and map, focusing on the VC area, at the March meeting.

CALENDAR REVIEW:

The next regular Meeting of the Planning Board: March 14, 2024, at 8 a.m.

ADJOURNMENT:

MOTION: "To adjourn meeting"

Motion: B. Spence

Second: A. Berko

Vote: 7 – Yes, 0 – No.

Respectfully submitted,
Alisha Harrington

