

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Planning Board Meeting**  
**Held on Thursday, March 12<sup>th</sup>, 2020, at 8:00 am**  
**Downstairs Meeting Room- Town Hall**

**\*\*Final\*\* MINUTES**

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

**THE MEETING WAS CALLED TO ORDER by Chairman Terry Waite at 8:00 am**

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

**1. Full Members in Attendance:**

Chairman Terry Waite, Vice-Chair Nancy Knight, Bill Spence, Wendi Rathgeber, Rich Rita,  
John Recine, Bill Larsen (Arrived 8:05)

**2. Alternate Members in Attendance:**

**3. Members Absent:** Mike Koppel, Rob Wilson

**4. Public in Attendance:**

Nick Guiliani, David Dean, Craig Larson

**REVIEW and ACCEPTANCE of MINUTES:**

**MOTION: “To approve the Planning Board Regular Meeting Minutes of Feb 13<sup>th</sup>, 2020 as amended”.**

Motion: W. Rathgeber

Second: B. Spence

Vote: 6 – Yes, 0 – No

**New Business:**

**Electing of Board Officials:**

**Wendi Rathgeber:** Chairman of the Board

**Nancy Knight:** Vice Chair

**John Recine:** Secretary

**Voluntary Lot Merger: Craig Larson 104.40 & 104.41**

C. Larson presented his application to merge 2 contiguous lots that he owns lot 104.40 and 104.41. The Board asked some minor questions about the application. Application was unanimously approved by the members of the Board. R. Rita did not vote as he is an abutter to the property.

Motion: T. Waite

Second: B. Larsen

Vote: 6 – Yes, 0 – No

### **Property Plan Discussion: Craig Larson**

Following the approval of the lot merger C. Larson discussed his plans for the property. C. Larson explained his desire to run a limited bed and breakfast on the property. C. Larson expounded on the living spaces he would be building. They would be simple cottages not meant for year-round occupancy. C. Larson continually reiterated the idea would be limited and focused on the wedding crowd as well as adults and not family. C. Larson sought verbal approval for this plan, however T. Waite made the statement that further discussion would require a full application for the limited bed and breakfast plan.

**Continued Discussion:** The Board and C. Larson went on to having brief discussions focused around the temporary parking that was granted to him this last winter. C. Larson expressed his hope for the parking to become permanent. C. Larson is going to meet with the Select Board to continue this discussion. The discussion digressed into discussion of town sidewalks and parking as a whole with no major decisions being made.

### **Old Business:**

#### **Master Plan Review: Vision Statement**

B. Spence presented a new draft for the vision statement of the Master Plan. The Board discussed it briefly agreeing that it was a good working statement, to move forward they decided to not vote on it as the official statement just yet. The Board decided to move forward with discussing the individual chapters of the Master Plan instead.

#### **Master Plan Section Review:**

R. Rita spoke of the current state the Land Use chapter. R. Rita and the others on that team are gathering data to develop a chart in order to simplify the data to show what the different uses of the Town land are. R. Rita also pointed out that there were a lot of data in the chapter that were not needed and the team plans to replace it with a section discuss future land development within the town. With this R. Rita informed the Board that the Selectman have chosen an engineering group. The hope is the engineering firm will help the Planning Board with future applications and other matters when they seek engineering consultation.

No other teams were ready to fully discuss their sections of the Master Plan. The Board decided to continue to focus on their sections for future discussions.

### **COMMITTEE REPORTS:**

#### **1. Town Core Group**

In process of ordering signs and lights for the Village Trail

#### **2. Conservation Commission**

J. Recine informed the Board that scheduling Rick Van de Poll was proving difficult. J. Recine is gathering dates in order to find a time for Mr. Van de Poll to come and talk with the Board about the Natural Resource Inventory that he prepared for the town.

**COMMUNICATIONS:**

N. Guiliani informed the Board as well that the Planning and Zoning Conference will be May 30<sup>th</sup> 2020 and would be sending out an email to gather the names of those who would like to attend.

**PRIVILEGE OF THE FLOOR:**

J. Recine had a few topics he wished to discuss. The first issue was that of culverts, J. Recine saw being put in at the new subdivision on Golden Heights. J. Recine brought up that he felt the culvert size that the builders were putting in were not large enough for the region's drainage. He showed pictures that he took to emphasize the size being too small. J. Recine then wished to revisit the Nordic trails. He expressed his concern for losing the trails at the new subdivision. Lastly J. Recine stated that golf course parking is something that the Board should revisit in the future.

**TICKLER FILES:****1. Master Plan Review Discussion:**

Members are going to consolidate information to present to the Board at next meeting.

**ADJOURNMENT:**

**MOTION: "To adjourn at 10:30 am."**

Motion: B. Spence

Second: J. Recine

Vote: 7 – Yes, 0 – No

Respectfully submitted,  
Nick Guiliani