

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Planning Board Meeting**  
**Held on Thursday, September 10<sup>th</sup>, 2020, at 8:00 am**  
**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 8:00 am**  
**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, John Recine, Bill Larsen

**2. Alternate Members in Attendance:** Mike Koppel (Seated), Rob Wilson

**3. Members Absent:** Terry Waite

**4. Alternate Members Absent:** None

**5. Public in Attendance:**

Nick Guiliani, Mark Decoteau, Tara Bamford, Tom Myrick, Barry Fish, Mike Aronson, Bob Fries

**REVIEW and ACCEPTANCE of MINUTES:**

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

Motion: B. Larsen

Second: B. Spence

Vote: 7 – Yes, 0 – No

**MOTION: “To approve the Planning Board Special Meeting Minutes of Aug 18<sup>th</sup>, 2020 as amended”.**

Motion: M. Koppel

Second: R. Rita

Vote: 7 – Yes, 0 – No

**Old Business:**

**Master Plan Section Review:**

W. Rathgeber addressed the Board concerning the Master Plan revision process. W. Rathgeber suggested putting the Master Plan review on hold and picking up next year and having T. Bamford assist more directly with the revision of the document. T. Bamford took leave from the meeting as W. Rathgeber addressed the Board of the finances involved in hiring T. Bamford for doing the official work for the Master Plan. The Board collectively was in agreement to hire T. Bamford for a more aggressive review of the Master Plan and plan for her work in the budget for next year.

### **Support Letter for Bethlehem Landfill:**

T. Bamford shared the letter for the Board to review and suggest edits. The Board was fully in favor of sending the letter of support for the contract expansion for the Bethlehem Landfill. After the discussion, the consensus was to send the letter.

### **Subdivision Forms Review: Tara Bamford**

T. Bamford asked the Board if there were any last-minute changes that members wished to have include. If not, T. Bamford planned to make the noted changes from the last meeting and some proofreading changes from N. Knight and to have them available for full review at the next meeting. T. Bamford mentioned to M. Decoteau that she had not heard back regarding the Subdividers Improvement Agreement. M. Decoteau acknowledged the discussion and is awaiting feedback for the Subdivider Improvement Agreement. Lastly R. Rita brought up the idea of changing the breakdown of fees. Instead of having a Subdivider pay one lump sum they would pay the fees in stages congruent to what the developer actually wants to do and the Planning Board would need to approach the Select Board with their newly proposed fee schedule. The Board decided to wait on adopting the newly edited forms until they could all be fully reviewed one last time.

### **Short Term Rentals:**

M. Koppel informed the Board about his team's last meeting. M. Koppel spoke to the changing situation due to COVID-19 and cited a conversation with the Black Bear Lodge which suggested that a lot of owners planned to leave their units empty because of the unknown cleanliness factors. R. Rita then posed a couple questions to M. Koppel.

1. What is your working definition for short-term rentals?
2. When is the team going to turn to focus on short-term rentals in Low-Density Residential?

M. Koppel responded with the need for two definitions. One for Transient rentals and the other for Short-term rentals. T. Bamford suggested that the Board not focus on the definitions of the two but focus on separating a permissible accessory use from home rental as a business. T. Bamford continued to clarify the distinction between an accepted accessory use, such as seasonal rentals versus having a single-family home that is owned for the purpose of renting it out every weekend to different people as a business. R. Rita encouraged M. Koppel to focus on the points made by T. Bamford in finding the line where it is an accepted accessory use versus a home business. Once this is decided T. Bamford to draft language for something to present to Town Meeting.

### **New Business:**

#### **On-Street Parking:**

W. Rathgeber introduced the topic to the Board for further discussion. R. Rita informed the Board of a meeting the Select Board had with C. Larson about permitted on-street parking. R. Rita informed the Board after deliberation with Public Safety and Public Works about feasibility, the Select Board agreed to allow parking across from the clubhouse till 31 March 2021. R. Rita then addressed the need for the Board to examine to the future of what on-street parking would

look like within the town. M. Decoteau suggested that Public Safety and the Select Board draft up potential language for a future public hearing to change the Zoning Ordinance.

## **COMMITTEE REPORTS:**

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

W. Rathgeber informed the Board that the Northern Borders Grant request was denied. Looking to regroup. W. Rathgeber spoke to a change of mind for the stepping stone crossing that was being planned. After the clearing of the area the group deemed it not safe to traverse the rocks. The group still waiting on lights and signage for the Village Trail and planned to meet the following week.

### **2. Conservation Commission**

J. Recine informed the Board of the decision by the current chair Mike Furgal to step down from his position on the Conservation Commission. Planned meeting for two weeks.

## **COMMUNICATIONS:**

## **PRIVILEGE OF THE FLOOR:**

T. Myrick addressed the Board about an issue regarding Golden Heights road and involving lot 105.36.3 and how it appears to extend over the road. M. Decoteau told T. Myrick that since there was no plan on the table it would be better to discuss the issue with the Select Board. T. Myrick agreed to take his concerns before the Select Board.

B. Larsen asked R. Rita of rumors heard about the Waste Water Treatment Plant. M. Decoteau informed the members of the situation and how it is currently being handled. The EPA notified the Town that they would be issuing a new, more stringent permit for what the Town can discharge into the Mad River at the end of our water treatment process. We will need to update the CIP accordingly. He said that he would keep the Board up to date when he has more information.

## **TICKLER FILES:**

## **ADJOURNMENT:**

**MOTION: “To adjourn at 11:07 am.”**

Motion: R. Rita

Second: B. Spence

Vote: 7 – Yes, 0 – No

Respectfully submitted,  
Nick Guiliani