

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, January 14th, 2021, 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, Terry Waite, Bill Larsen

2. Alternate Members in Attendance: Mike Koppel (Not Seated), Rob Wilson (Not Seated)

3. Members Absent: none

4. Alternate Members Absent: none

5. Public in Attendance:

Nick Guiliani, Mark Decoteau, Tara Bamford, Sean Ward, Ben Legare, Reggie Breeckner, Doran Dal Pra, Stacey Metivier, Deborah Wenger, Ken Wenger, Toby Comp, Payson Swaffield, Gail Kaplan, Norman Mael, Jen Lucas, Ellie Scherr, Monique Lowd, Barry Fish, Chris Hodges, Sandy Larsen

REVIEW and ACCEPTANCE of MINUTES:

MOTION: “To approve the Planning Board Regular Meeting Minutes of Dec 9th, 2020 as presented”.

Motion: B. Spence

Second: N. Knight

Vote: 7– Yes, 0 – No

MOTION: “To approve the Planning Board Regular Meeting Minutes of Dec 10rd, 2020 as amended”.

Motion: T. Waite

Second: J. Recine

Vote: 7 – Yes, 0 – No

MOTION: “To approve the Planning Board Regular Meeting Minutes of Dec 23rd, 2020 as presented”.

Motion: R. Rita

Second: B. Spence

Vote: 7 – Yes, 0 – No

New Business: Site Plan Review: Winter Lights at Waterville Valley

W. Rathgeber introduced the application for a minor site plan review then opened the floor to S. Ward to discuss the proposal. The Board, after S. Ward's presentation, followed up with clarification questions regarding how much light the displays will be putting out as well as the overall flow of the Winter Lights event. After the discussion the Board voted to accept the application as complete.

Vote: "Winter Lights at Waterville Valley as Complete."

Motion: B. Larsen

Second: T. Waite

Vote: 6 – Yes, 1 - No

Public Hearing Opened: 9:20 AM

W. Rathgeber opened the meeting to the public for further comments on the application. A few members of the public spoke against the design saying that it looked more like a carnival or that it was a "honky tonk" display. Other members of the public spoke to purposed themes and challenged S. Ward to think of doing lights themed to the history of Waterville Valley. S. Ward was open to the idea of revisiting the themes. S. Ward stated he hoped that it would be what all people would enjoy. The Public raised the issue of the lights going against the Dark Sky ordinance that the Town passed. C. Hodges spoke to the questions asked by the public in regard to parking. One concern was safety around Corcoran Pond. S. Ward and his team said that the lights and pathways would provide a barrier to keep people from walking on pond ice. T. Waite inquired about the wiring of the lights. One of S. Ward's partners, Jeff, clarified that no wires would be hanging down or crossing any pathways.

Public Hearing Closed: 9:53 AM

After the public hearing closed, the Board discussed some final thoughts before accepting a motion to proceed. T. Bamford and T. Waite reviewed the conditions of the approval.

1. **The plan will be as shown and described at the Planning Board meeting 1.14.21**
 - a. **Lights on buildings, trees, along path, bridge and archways.**
2. **No geodomes or other permanent or temporary structures.**
3. **Submit files that were shared today to illustrate this year's plan including sketches of the proposed layout, light specifications, and sample photo.**
4. **Approval for this season only. until March 15, 2021**
5. **The time of operation is approved from dusk till 9 PM.**
6. **Payment of fees will be completed before approval becomes final.**
7. **Approval of Code Enforcement Officer prior to opening:**
 - a. **Discuss snow on Ice Arena roof**
 - b. **Pond ice safety**
 - c. **Statement of wiring safety**
8. **Coordinate workings with Nordic Center.**
9. **Discuss hanging of lights with the Board of Selectman.**
10. **Return to the Planning Board for a conceptual consultation regarding next year within 1 month after closing.**

Motion: "To conditionally approve the Winter Lights at Waterville Valley"

Motion: R. Rita

Second: B. Spence

Vote: 7 – Yes, 0 – No

Request for Waiver: C. Larson

W. Rathgeber opened the discussion revisiting the request made by the Board to C. Larson to submit a minor site plan review for the food trucks that he has had at his property. W. Rathgeber then responded to a request for waiver letter that was submitted by C. Larson a few days prior to the meeting. C. Larson took a few moments to clarify at the last meeting his intent was to just let the Board know what his plans were moving forward through the winter, but not to go on record or to have to do a site plan review. However, during the December meeting, C. Larson did formally agree to present a minor site plan review for change of use, not just for the food trucks but for many things that have changed. C. Larson's position for this waiver was that the Planning Board had no authority over the presence of food trucks on his property. R. Rita took a moment and spoke contrary to C. Larson's opinion, explaining that the changes C. Larson has been making fall fully under Planning Board's purview. At this point C. Larson became fairly combative with T. Bamford as well as with W. Rathgeber, speaking over top of them and making short comments in rebuttal to their attempts at clarification. After the back and forth between C. Larson and the Planning Board was over, W. Rathgeber asked T. Bamford how best to move forward. T. Bamford suggested taking a consensus with regard to withholding the required site plan review as long as the food trucks are removed by the end of March. In addition, it was requested that C. Larson submit a letter stating the hours of operation and the last date of operation for the food trucks to the Town Office. W. Rathgeber polled the Board with the question of whether the members are comfortable with moving forward with in not requiring a site plan for C. Larson's food truck operation.

Poll: Yes: 4; No: 3

Conceptual Consultation: B. Legare (Lots 105 – 10.31 Lots 36.2 & 36.3)

B. Legare presented his concept to the Planning Board. The Board took time to discuss areas of the concept such as the Planned Unit Development (PUD) proposal. T. Bamford gave some guidance that until B. Legare actually applies for a PUD there is not much that can be done. The Board informed B. Legare that he could apply for a Conditional Use Permit (CUP).

Old Business:

Short Term Rentals: T. Bamford (Public Hearing Feedback)

The Board had a short discussion about how to inform the public on the proposed amendments. W. Rathgeber spoke about holding an informational public meeting. The Board discussed whether to include the Planning Board votes on each amendment to help the public know how well each amendment is supported. T. Bamford suggested to ask Town Counsel if that would be allowed. W. Rathgeber asked the Planning Board to vote for the presentation of the amendments to the Town Meeting:

VOTE: "To move proposed Amendment 1 to the Town Meeting".

Vote: 7 – Yes, 0 – No

VOTE: "To move proposed Amendment 2 to the Town Meeting".

Vote: 7 – Yes, 0 – No

VOTE: "To move proposed Amendment 3 to the Town Meeting".

Vote: 6 – Yes, 1 – No

VOTE: "To move proposed Amendment 4 to the Town Meeting".

Vote: 7 – Yes, 0 – No

VOTE: "To move proposed Amendment 5 to the Town Meeting".

Vote: 6 – Yes, 1 – No

VOTE: “To move proposed Amendment 6 to the Town Meeting”.

Vote: 7 – Yes, 0 – No

VOTE: “To move proposed Amendment 7 to the Town Meeting”.

Vote: 5 – Yes, 2 – No

Voting concluded and it was decided to move all the proposed amendments to the Town Meeting. W. Rathgeber then asked the Planning Board whether the vote for each individual amendment should be published. The majority of the Planning Board did not want to show the vote on each amendment.

CIP Review: M. Decoteau

M. Decoteau shared the current Capital Improvement Program (CIP). The big talking point was for the proposed new Waste Water system and some of the options that the Town is considering.

Wetland Setback Discussion: J. Recine

W. Rathgeber asked J. Recine if the Planning Board could consider this matter at the next meeting.

COMMITTEE REPORTS:

1. Town Core Group

Nothing to report since the Town Core Group has not held meetings recently.

2. Conservation Commission

J. Recine informed the board about a meeting on Jan 19th

COMMUNICATIONS:

PRIVILEGE OF THE FLOOR:

TICKLER FILES:

Calendar Review: Feb 10th @ 6:00 PM – Informational Meeting

Feb 11th @ 8:00 AM – Regular Meeting

ADJOURNMENT:

MOTION: “To adjourn at 12:30 pm.”

Motion: R. Rita

Second: B. Larsen

Vote: 7 – Yes, 0 – No

Respectfully submitted,

Nick Guiliani