

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, April 8th, 2021, at 8:00 am
Virtual Meeting -Zoom- Town Hall

MINUTES

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

THE MEETING WAS CALLED TO ORDER by Chair 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:

Chair Wendi Rathgeber, Vice-Chair Nancy Knight, Mike Koppel, Bill Larsen, John Recine, Bill Spence, Rich Rita

2. Alternate Members in Attendance: Terry Waite, Rob Wilson (Seated)

3. Members Absent:

4. Alternate Members Absent:

5. Public in Attendance:

Nick Guiliani, Mark Decoteau, Tara Bamford, Ben Legare, Nicholas Cracknell, Tom Myrick, Barry Fish, Jennie Lucas, David Daly, Jonathon Miller, Sean Ward

REVIEW and ACCEPTANCE of MINUTES:

MOTION: “To approve the Planning Board Regular Meeting Minutes of Mar 11th, 2020 as amended”.

Motion: M. Koppel

Second: B. Spence

Vote: 7 – Yes, 0 – No

MEETING:

Conditional Use Permit for a Planned Unit Development (PUD) continuation: W. Rathgeber
Public Hearing reopened: 8:10 AM

B. Legare and N. Cracknell made a presentation to the Board of the revised PUD plan for which they requested approval. N. Cracknell explained the revised plan for the 3 building, 13-unit plan. After the presentation T. Myrick, treasurer of Moose Run Homeowners Association, took some time to speak against the new proposed plan on behalf of the association. T. Myrick emphasized the new revised plan would be inconsistent with the rest of the association properties. T. Myrick inquired about the proposed dumpster enclosure that is on the plans expressing the concern that it is awfully close to the road and the neighbors. B. Legare addressed this concern stating he was not committed to one location; however, he was committed to having a dumpster and an enclosure. M. Decoteau followed up stating the town would discuss the dumpster enclosure with the developer again at an appropriate time. J. Lucas and B. Fish took time to express their dislike for the proposed plans echoing the concerns of T. Myrick and citing concerns that the proposed project would lower property values of the houses that already exist, and that the development would be an eye sore. (R. Rita left meeting / R. Wilson seated 8:45 AM) J. Recine followed up with a question to B. Fish, President of the Moose Run Homeowners Association) regarding how many people specifically he represented and if the vote of the association members was unanimous in being against the proposed 13-unit plan. B. Fish replied that no official vote was taken, it was all through word-of-mouth discussions. B. Fish also noted he sent the link to the

video to everyone on the association email list and was disappointed in the lack of attendance from the members of the association. W. Rathgeber read a letter from K. Ackley, a member of the Moose Run Homeowner Association, that was in support of the new 13-unit plan. T. Bamford took a moment to clarify that the dumpster enclosure was in alignment with the Zoning Ordinance of the town.

W. Rathgeber took a moment to revisit how the Planning Board feels toward the proposed plan versus the previous plan of the six cottages. N. Knight spoke in favor of the cottages and against the 13-unit plan. She also suggested taking a consensus of the Town Meeting for changing the density definition so that B. Legare can resubmit the six-cottage plan. Several of the Planning Board members agreed with N. Knight's position. M. Koppel then asked B. Legare if he would even like to go back to the six-cottage plan. B. Legare explained that at this date, months had passed since the six-cottage plan was first proposed and that his investors have said that waiting another year for the town to change the density ordinance is not financially viable. The overall conversation went back and forth on this topic (refer to the online recording for further detail). W. Rathgeber clarified to everyone at the meeting, that the purpose of the PUD application to request that the board vote to provide B. Legare with a conditional use permit. The next steps in the process would be for the exact layout of the buildings and landscaping to be provided by the engineers retained by B. Legare's company. At the close of the hearing B. Legare again spoke to his position explaining why he must move forward with all possible dispatch. He is willing to have discussions about changes to the plan; however, he is obligated to give his investors an answer as soon as possible.

After all the public comments, W. Rathgeber opened questions and comments to the members of the Planning Board. T. Waite inquired about snow plowing and removal. B. Legare answered as of right now he is planning to put snow to the north of the parking area. N. Knight brought forth an aspect of Moose Run's development regulations is that approval is needed before construction. B. Fish answered that B. Fries is now the person in charge of that decision. B. Legare responded that B. Fries has looked over his current plan and has given his approval. W. Rathgeber sought a motion from the Planning Board.

Motion: "To approve the Conditional Use Permit (PUD) as proposed"

Motion: M. Koppel

Second: B. Spence

Vote: 5 -Yes; 2 -No

Minor Site Plan Review: Rey Center, Curious George Preschool: M. Decoteau

M. Decoteau presented the proposed plan for using the Curious George cottage for a new preschool for the town. B. Larsen quickly asked whether the Selectmen have already approved this use for the cottage. M. Decoteau informed B. Larsen that the Planning Board needed to approve the plan first, then the Selectman would discuss it further.

Motion: "Accept the application for the minor site plan as complete."

Motion: B. Larsen

Second: J. Recine

Vote: 7-Yes, 0-No

Public Hearing Open: 9:00 AM

W. Rathgeber opened the public hearing for public comments and questions. B. Larsen brought forth a question regarding parking as well as pick-up and drop-off congestion. M. Decoteau ensured that the parking lot was sufficient for the traffic. W. Rathgeber inquired about the start time for the preschool. M. Decoteau said the times were to align with the elementary school so that parents dropping off children at the elementary school would be able to drop off at the new preschool as well.

Public Hearing Closed: 9:05 AM

Motion: "Approve the minor site plan conditional on the approval from the Select Board."

Motion: B. Larsen

Second: M. Koppel

Vote: 7-Yes; 0-No

Winter Light Review: S. Ward

W. Rathgeber opened the conversation asking if S. Ward wishes to keep the plan the same or if he wishes to expand the operation in the future. S. Ward confirmed that the current plan is to expand each year. S. Ward took time to explain that his feedback from residents in the town as well as visitors was incredibly positive. S. Ward explained some of the ideas for future expansions such as group activities, concessions, and train rides. S. Ward also spoke to the need for the show to generate revenue in the future to finance the expansions. S. Ward plans to present the proposal by the end of the summer. J. Recine inquired about S. Ward's ability to coordinate events with some of the other events that already happen for the town. S. Ward shared some ideas concerning how this could happen but gave no concrete answer. W. Rathgeber encouraged S. Ward present a lumen report with his next proposal. S. Ward took a few moments to share specifics concerning the lumen increase for specific areas around the light show compared to the past year. S. Ward said his plan for this next year's show would begin as early as December, so that it would be open for Christmas time and continue until about March. W. Rathgeber encouraged him to consider starting as early as Thanksgiving. B. Larsen spoke to the idea of having some sort of permanent allowance for the show instead of S. Ward presenting to the Planning Board each year.

Applicant Escrow Account: T. Bamford

T. Bamford explained that an escrow account would allow the town to give a project applicant an estimate of costs that included town fees and consultation fees and a means of paying those costs in escrow. M. Decoteau spoke in favor of the town moving forward with this proposed procedure. The Planning Board agreed as well.

Master Plan Regroup: W. Rathgeber

W. Rathgeber encouraged all the members to start meeting ~~up~~ with their respective subcommittees prior to the master plan review to refresh the progress of each subcommittee. T. Bamford suggested that the work plan that she had drafted be sent to the members. W. Rathgeber agreed it would help.

Future Meeting Plan: W. Rathgeber

W. Rathgeber sought input from the Board of how they all felt about going back to in person meetings starting in June. B. Larsen brought up the allowance of the Zoom meetings was provided by the state government and wished to encourage the legislature to allow it to continue. M. Decoteau encouraged the Planning Board to table this conversation till after the Governor issues his guidance.

COMMITTEE REPORTS:

1. Town Core Group

M. Decoteau spoke to the status of the TAP Grant. M. Decoteau went on to inform the Board of other grant opportunities the Town Core group was pursuing to assist with the Road Improvement plan.

2. Conservation Commission

Nothing new to report.

COMMUNICATIONS:

Planning and Zoning Conference registration. Please contact Sharon or Nick.

PRIVILEGE OF THE FLOOR:

J. Recine voiced concern about potholes near Valley Run. M. Decoteau informed J. Recine that the road crew was in the process of filling in the potholes.

T. Waite offered a suggestion that members of the Planning Board who are also a part of the Moose Run Homeowners Association divulge their membership. N. Knight divulged that she was a part of the association.

Calendar Review:

Next meeting May 13th, 2021

TICKLER FILES:**ADJOURNMENT:**

MOTION: “To adjourn at 10:35 am.”

Motion: B. Larsen

Second: J. Recine

Vote: 7 – Yes, 0 – No

Respectfully submitted,
Nick Guiliani