

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, August 12th, 2021, at 8:00 am
Hybrid In-Person/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, Mike Koppel, John Recine, Bill Spence, Rich Rita, Bill Larsen

2. Alternate Members in Attendance: Lisa Reid (seated), Rob Wilson via Zoom

3. Members Absent: Vice-Chair Nancy Knight

4. Alternate Members Absent: Terry Waite

5. Public in Attendance:

Alisha Harrington, Mark Decoteau, Tara Bamford, Cathy Conway, Jim Singer, Andrew Nadeau, Chip Roper, James Sununu, Michael Sununu, Paul Kerrigan, Barry Fish, Ann Oliver, Cindy Piekos, David Noyes, Jennie Lucas, Terry Roper, David Dean, Craig Larson, Tina Koppel

6. Unidentified Zoom Attendee's:

REVIEW and ACCEPTANCE of MINUTES:

MOTION: "To accept the minutes with amendments ."

Motion: M. Koppel

Second: J. Recine

Vote: 7 – Yes, 0 – No

MEETING:

Major Subdivision and Site Plan Application submission

J. Sununu from Tyrell Development Company presented a Conceptual Plan for undeveloped parcels in Waterville Valley, including hotels, residential homes, and mixed-use. He was seeking approval for three additional townhome buildings as the first step in a conceptual development plan along Snowsbrook Road and Deveroux Way. He introduced C. Conway from Horizons Engineering, who presented Site Plans detailing the three proposed lots, each with three buildings as multi-family housing. The proposed improvements were to access lots off Deveroux Way, construct an additional 280 feet, and have a hammerhead turnaround instead of a cul-de-sac. Also, extend the 8-inch water main along Deveroux Way to connect the units, connect to sewer manholes off Snows Brook Rd, and snow storage at the end of the turnaround. Regarding Traffic, the plan was designed based on a collector road; having the right of way for Deveroux Way to remain 40 feet was also requested. The Drainage Report was completed for a two, ten, and fifty-year storm. It proposed using twenty-nine tree filter boxes to handle a ten-year storm and a filtration medium with a 6-inch perforated pipe to manage runoff from a 50-year storm

with discharge points at Gorwood Way and Deveraux Way with another discharge offsite. There will be no additional runoff pre and post-development. An operation and maintenance manual that specifies how the proposed drainage needs to be maintained was included in the Drainage Report. J. Sununu discussed the Landscaping and Lighting Plan, stating that it meets and, in some places, exceeds town requirements. The landscaping was designed to be salt-tolerant and use native species, and the trees were designed to match existing tree boxes. The lighting meets town requirements, and there will be no street lights, only exterior light fixtures. M. Koppel stated that he was an abutter but did not feel that he needed to recuse himself. The Planning Board and Applicants discussed and agreed that they were okay with him not recusing himself. R. Rita stated that he had concerns because he felt the value of an abutters property could be affected by construction, and it could open up legal issues down the road but would proceed with the Board's decision.

MOTION: "to accept the Subdivision and Site Plan submissions as complete."

Motion: M. Koppel

Second: R. Rita

Vote: 7 – Yes, 0 - No

Public Hearing:

The Public Hearing opened at 8:38 am. L. Reid asked about Nelson's Path. J. Sununu replied that they plan to relocate the path further up Snowsbrook Rd and connect back with the path network to maintain the character of the existing path. W. Rathgeber asked about the angle of the new proposed buildings. J. Sununu explained they wanted to maximize views of the mountains. J. Recine asked about the existing development (Green Peak), stating that he remembered that the lots could not handle three buildings. J. Sununu clarified that there is no minimum lot size in C1 (Commercial), and also the proposed buildings are smaller and fit into the setbacks. J. Recine also asked about the dotted lot line on page c-2. J. Sununu answered that the lot would follow the existing road along Gorwood Way and Deveroux Way. R. Rita asked about screen fencing in front of the buildings to minimize road light; vegetation is planned to be used. A new section of road to be built was proposed. It would start where Deveroux Way ends currently, and if and when further development happens that impacts the road, the rest of Deveroux Way and Gorwood Way would be upgraded. Green Peak II will be a separate Condo Association, and the road maintenance will be shared between the new association and the existing one. The proposed new buildings will be between 2100 and 2200 square feet, with a requested condition the building footprint and associated improvements as necessary may vary by up to 10%. T. Bamford asked for more information on the drainage outlet on page C-3. C. Conway clarified that it would drain to daylight, similar to a foundation drain. Any further development that might impact this drain would be part of a new plan in the future. J. Lucas asked if the exterior siding and color scheme will be the same as the existing unit and what the timeframe for starting the project would be. J. Sununu answered, saying that the intention is for the look and feel to be the same as the existing units, and they plan to start site work immediately. The plan will be to build all three buildings simultaneously as long as the demand in the housing market is still there, but the site work for all lots will be completed first. The long-term sidewalk goal is to have a sidewalk that is continuous with the roadway. The plan is to work with the Town to help with funding for the project. B. Spence asked, in regards to drainage, where the water would go if there is ever a significant weather event. C. Conway explained that the site has soil group "A"

which means it is sand-like and has a quick infiltration rate and a low water table. Most of the water on the site will be infiltrated into the soil. They also have other emergency overflow structures in the drainage plan, such as the tree boxes. The drainage plan they have proposed meets the stormwater requirements of the site plan regulations. J. Sununu stated that he understands the drainage concerns, and they have a vested interest in making sure that what is developed in Waterville Valley will address those concerns. P. Saulnier asked if Gorwood Way and Devereux Way would be connected to Black Bear Road. J. Sununu said they don't intend to connect Gorwood Way to the parking lots; there was an error in the conceptual design. D. Noyes reviewed emergency access, and it meets the regulations. The dumpster pad at the end of the hammerhead meets requirements, and there will be sufficient distance for Public Works access. Sheet S-2 needs to be updated with the dumpster revisions. The current development does not have a dumpster, and both developments will have use of the dumpster at the new development. The proposed signage will be one-sided and placed accordingly; the sign is not designed to be lit. The Public Hearing was closed at 9:27 am.

The following waivers were granted:

1. The Planning Board approved the use of a turnaround, as shown on the plans and modified by Condition #6 below, instead of a cul-de-sac as required in the Town of Waterville Valley Subdivision Regulations Section 9.03.C.5.
2. The Planning Board waived the requirement to bring the existing sections of Gorwood Way and Devereaux Way up to the current standards for a Local Road with the understanding that this waiver shall apply to the current application only. No waiver for any additional development utilizing these roads as access in the future is implied.
3. The Planning Board approved a reduction in the right-of-way width for Gorwood Way and Devereaux to 40 feet as provided in the Town of Waterville Valley Subdivision Regulations Section 9.03.C.8. Note 2.

T. Bamford reviewed the conditions of approval.

Conditions Precedent

The following items will be required before the plan is signed and recorded:

1. Town DPW Director to verify that the revisions to Sheet C3 are as requested via Town Services Review letter to Chairperson Rathgeber, dated August 5th, note #3. This revision date and description need to be noted on Sheet C3 as well.
2. Provide documentation that appropriate provisions have been made for emergency stormwater overflow for a 100-year storm.
3. Revise wording of stormwater Inspection and maintenance plan to reference same as a condition of the Planning Board's approval. Town Counsel to review and approve language regarding roles and responsibilities.
4. Revised language for Deeds for Town water line and Town road emergency access approved by Town Counsel and then provided to Town for recording.
5. The Proposed language for condominium documents and deeds to be approved by Town Counsel, clearly identifying roles and responsibilities and mechanisms for routine road maintenance and emergency repairs, and stormwater system inspection and

maintenance and emergency repairs, and clear identification of transfer of responsibility from applicant to homeowners' association. Include drainage easement language.

6. Revised plan to show dumpster enclosure meeting town requirements in accord with Town ordinance #21, dated March 12th, 2019, showing an adequate turnaround. Design and turnaround to be approved by Town Manager or Public Works Director.

7. All fees paid, including planning consultant, Town Counsel, and recording fees.

8. Final approved plan set provided in paper and PDF.

9. Final mylar copies of Sheets S1 and S2 stamped and signed by the engineer for recording.

10. Subdivider Improvement Agreement approved by Town Manager.

The following items will be required before any building permits are issued:

11. Engineer's estimate for road improvements, water and sewer and drainage submitted, and performance guarantee for same in a form acceptable to the Town Manager.

12. Engineer's estimate for restoration of sidewalk along Snows Brook Road submitted, and funds equivalent to the estimated cost to be provided to Town for use in future sidewalk improvements.

13. Cash deposit provided to the Town to be put into escrow for inspection fees.

14. Provide documentation of compliance with NH RSA 356-B.

Conditions Subsequent

15. Provide as-built plans certified by a licensed engineer for road, water, sewer, and stormwater improvements.

16. Road, water, sewer, and stormwater improvements as shown on the approved plans shall be completed within two years from the date the final plat is recorded unless extended by the Planning Board.

17. The approved inspection and maintenance plan for the stormwater facilities must be adhered to and performance documented. Any changes to the plan must be recommended by a licensed engineer and approved by the Selectboard or designee.

18. Building footprint and associated improvements as necessary may vary by up to 10% without Planning Board approval.

19. Lighting and signage will be in compliance with Zoning Ordinance.

This approval shall be null and void if Conditions 1 through 10 have not been met by August 12th, 2022, unless an extension has been granted by the Planning Board at a duly noticed public hearing.

MOTION: "To accept the Site Plan and Subdivision application as submitted with conditions Precedent and Subsequent."

Motion: B. Spence

Second: M. Kopell

Vote: 7-Yes 0-No

Conceptual Consultation: Land use on lots 104.40 and 104.41

C. Larson discussed placing four detached rental cottages on his property abutting the Waterville Valley Golf Course. The options he proposed were:

1. A subdivision application

2. Going to the Board of Appeals for a special permit

3. Change the zoning to allow Bed and Breakfast's in LDR (Lower Density Residential)
4. Change zoning from LDR to REC (Recreational)

He asked The Board for their opinion on the proposals and if the Board would recommend a zoning change. The Board will review the proposals and continue the discussion during the next meeting of the Planning Board.

The Planning Board reviewed the current regulations for meetings in regards to masks and Covid concerns. T. Bamford clarified that the public must be physically allowed into a meeting space, but a larger meeting space would be an option. M. Decoteau stated different options for a larger meeting space, but masks cannot currently be required. R. Rita will discuss passing a resolution allowing Chairs of Boards to mandate masks at meetings. J. Lucas asked about multi-use trails and whose responsibility it was to ensure the trail stays in place. M. Decoteau answered, saying that it depends on the easement that put the trail in place. If the person holding the easement does not want the trail anymore, they can discontinue it. It is not mandatory for the easement holder to maintain the trail unless it says so in the deed.

COMMITTEE REPORTS

Town Core Group

Materials for lights on Village Trail have been delivered. However, the Town is waiting on an electrician to install them.

Conservation Commission

The next meeting is on August 16th, 2021. There is an opening on the Conservation Commission Board.

Communications

There were no communications.

Calendar Review

There will be a Special Meeting of the Planning Board for a Master Plan workshop on August 26th, 2021, at 8 am. The next regular meeting of the Planning Board will be on September 9th, 2021, at 8 am. Both meetings will be Hybrid meetings.

ADJOURNMENT

MOTION: "to adjourn meeting."

Motion: W. Rathgeber

Second: R. Rita

Vote: 7-Yes 0-No

Respectfully submitted,
Alisha Harrington

