

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, June 10, 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, Vice-Chair Nancy Knight, Mike Koppel, Bill Larsen, John Recine, Bill Spence, Rich Rita

2. Alternate Members in Attendance: Terry Waite, Lisa Reid

3. Members Absent:

4. Alternate Members Absent: Rob Wilson

5. Public in Attendance:

Alisha Harrington, Mark Decoteau, Tara Bamford, Ben Legare, Barry Fish, Jennie Lucas, Ed Mitchell, Nina Rose, Tim Rose, Mark Wagner, Terry Roper, Joe Driscoll, David Dean, Cindy Piekos

6. Unidentified Zoom Attendee's: JS

REVIEW and ACCEPTANCE of MINUTES:

MOTION: "To accept the minutes as amended".

Motion: M. Koppel

Second: B. Spence

Vote: 7 – Yes, 0 – No

MEETING:

Site Plan / Subdivision Application Submission and Public Hearing

B. Legare asked for a continuance on the Application Submission and Public Hearing because he was trying to come to an agreement with an Abutter and he needed to make minor changes to the Site Plan. He asked for a special meeting of the Planning Board to provide an additional opportunity to move the project forward. W. Rathgeber asked B. Legare what his timeframe would be for the changes he had in mind. B. Legare stated the changes would be minor and consisted of moving the driveway, removing two parking spaces to accommodate more snow storage, and a more robust planting plan. B. Legare thought he should have the changes made by Monday 6/14/21. A question was raised asking if the changes would require new 21-day notices. T. Bamford suggested reviewing the changes B. Legare planned to make to determine if a re-notice would be needed. B. Legare gave a presentation that showed additional snow storage, removal of parking spaces, added trees, and plantings. Questions were asked about snow storage and B. Legare clarified this for the Planning Board. W. Rathgeber asked J. Driscoll his opinion on whether a re-notice would be required based on the site plan changes. J. Driscoll stated that he believed the changes were not significant enough to require re-notice. The Board decided to hold a special meeting of The Planning Board on June 24th, 2021 at 8 am as a Hybrid In-Person/Zoom meeting.

Old Business: New Deck Construction Waterville Valley Golf Course

W. Rathgeber updated the Planning Board on the Golf Course site plan application, stating that information had been coming in slowly to the town from C. Larson. M. Decoteau stated that the town office had received engineering plans and they would be sending them to members of the Board. The town will also be sending out notices in time for the Planning Board meeting in July. M. Decoteau clarified that the application has not been finished and will be sent to T. Bamford once everything is received.

Master Plan Revision

The Planning Board reviewed the Master Plan work plan and outline. T. Bamford suggested reorganizing and adding information to some of the chapters, such as adding a section for community facilities. The Board discussed and agreed to expand the transportation chapter to include community facilities and highlight the school system. T. Bamford asked the Board for a list of members in each workgroup.

Housing: T. Waite, B. Spence, M. Koppel

Economy: B. Larsen, B. Spence, W. Rathgeber

Conservation: L. Reid, J. Recine, R. Rita (R. Rita would like to be replaced on Conservation)

Land Use: N. Knight, R. Rita

Recreation: N. Knight, J. Recine, R. Wilson

Transportation: W. Rathgeber, M. Koppel

Facilities: T. Waite, B. Spence, R. Rita

Old Business: Bed and Breakfast in Low-Density Residential Zone

The Planning Board revisited the discussion on whether or not to allow Bed & Breakfasts in the Low-Density Residential Zone (LDR). B. Larsen stated he would like some clarification on what exactly is allowed in LDR. T. Bamford clarified that after the last amendment of the zoning ordinance, Bed and Breakfasts were allowed by special exception in Higher Density Residential District (HDR), allowed as a permitted use in Village Commercial (VC), and not allowed in LDR. M. Decoteau stated that updated copies of the zoning ordinance were available at the town office.

COMMITTEE REPORTS

Town Core Group

Nothing new to report.

Conservation Commission

J. Recine said that the Conservation Commission purchased the last lot in the Moose Run Subdivision. M. Decoteau updated the Planning Board on the drought status stating that in October of 2020 water-use restrictions were put in place by the Town of Waterville Valley and are still in place. The Board and M. Decoteau discussed water usage and the shortage of precipitation and how it affects Waterville Valley.

Selectboard

R. Rita updated the Planning Board on three decisions made at the Selectboard meeting on 6/9/2021.

1. The Selectboard is developing permits and procedures for short-term rentals, which will go into effect on 9/1/2021.

2. The Selectboard is still considering on-street parking. Currently, all on-street parking is prohibited in Waterville Valley. The Zoning Ordinance was changed to allow developers to count on-street parking as a way to meet parking requirements for planned developments. The Selectboard wants to deal with the issue of on-street parking by Town Meeting of next year. The Selectboard granted a request from C. Larsen to continue on-street parking between Village Road and Boulder Path until the on-street parking issue is resolved.
3. Food Trucks will require an Offsite Solicitation Permit for daily operation. The Code Enforcement Officer can give a special exception for a Food Truck to return the following day but the truck is not to park overnight. A minor site plan will be required if a Food Truck is parked in the same spot for multiple days or a season.

*Bill Larsen exited the meeting at 10:00 am.

The Planning Board decided to add a Food Truck discussion to the Agenda for the July 8th, 2021 meeting.

COMMUNICATIONS

Calendar Review

Emergency Order #12, which authorized towns to meet without a physical location expired at midnight on June 10, 2021. Meetings must now have a physical location that the public can attend. The Planning Board decided to continue to do Hybrid In-Person/Zoom meetings in order to encourage public engagement. The next meeting of the Planning Board will be a Special Meeting on June 24th, 2021 at 8 am. The next regular meeting of the Planning Board will be July 8th, 2021 at 8 am.

Waste Water Treatment Plant Update

M. Decoteau informed the Planning Board that the town had received the wastewater permit requirements from the Environmental Protection Agency (EPA) and has until 6/23/2021 to review and make comments. It will take the EPA 1 to 2 months to review the comments and make a final decision on whether or not to modify the permit requirements and to issue a final permit. It is anticipated that the final permit will be received in August of 2021 and will be a five-year permit.

ADJOURNMENT

MOTION: "to adjourn meeting"

Motion: B. Spence

Second: J. Recine

Vote: 6-Yes, 0-No

Respectfully submitted,
Alisha Harrington

