

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, May 13, 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 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:

Nick Guiliani, Mark Decoteau, Tara Bamford, Ben Legare, Nicholas Cracknell, Tom Myrick, Barry Fish, Jennie Lucas, David Daly, Jonathon Miller, Sean Ward, Tim Britain, Evie Amato, Craig Larson, Ed Mitchell, Will Davis, Damon Amato, Linda Coleman, Jack Lecaie,

6. Unidentified Zoom Attendees: Vickie (no last name)

REVIEW and ACCEPTANCE of MINUTES:

MOTION: “To accept the minutes as presented”.

Motion: B. Spence

Second: M. Koppel

*Vote: 5 – Yes, 0 – No

*Two members of the Planning Board were not present for the vote due to connectivity issues

MEETING:

Site Plan / Subdivision Application Submission and Public Hearing

W. Rathgeber asked the Board if they reviewed the subdivision application and if they agreed that it is complete. T. Britain attorney for J. Lucas spoke in opposition to the Site Plan and Subdivision Application review process because he said the number of days between the date the signed application was received and the review at this May 13 board meeting was less than the number of days prescribed in the town’s subdivision regulations and therefore he questioned the legality of the meeting. The Board and B. Legare discussed whether to move forward with the application review despite the objection raised by Mr. Britain and the possible legal action. The Board considered reviewing just the site plan application and moving the subdivision application review to the next meeting. B. Legare stated that his team was unwilling to proceed and asked for a conceptual meeting.

Vote: “to move to conceptual consultation”

Vote: 7 - Yes; 0 -No

N. Cracknell presented an updated design of the Planned Unit Development (PUD). B. Legare clarified questions about the dumpster and the multipurpose trail. Questions about snow storage and drainage were raised

and discussed. The Board would like to see a Plan B for drainage systems and also requested a copy of the revised Deed from B. Legare. The Board decided to wait until B. Legare submitted updated plans before reviewing the plan with town counsel. B. Legare asked for the date by which he must provide his final plans. M. Decoteau said he would consult with town counsel and communicate the date to B. Legare.

Site Plan Review: Conceptual Consultation-New Deck Construction

C. Larson said that to accommodate COVID-19 requirements he wished to construct a new deck over the pond which would provide space for outside dining. The Board discussed concerns regarding whether the additional deck space was intended for dining or there were plans to use the deck for other purposes. C. Larson stated that the deck would not add to dining seating but would be used seasonally, weather permitting. W. Rathgeber asked C. Larson if he is planning to submit a site plan application for the next meeting. A question about extra noise and added lighting was raised and discussed. W. Rathgeber asked if C. Larson understands what needs to be done for the site plan application. C. Larson states he is planning to provide a conceptual plan, not a plan stamped by an engineer. A question about parking was raised and discussed with the Board. C. Larson and the Board discussed items needed in the site plan application and T. Bamford said she could review the application once it comes in and communicate with C. Larson what else might be required. B. Spence asked for clarification about the capacity of the space. C. Larson states he will only operate 26 dining seats at one time; either 26 indoors or 26 outdoors.

Master Plan Revision

W. Rathgeber asked where the committees were regarding the proposed plan that T. Bamford had sent out. Land Use, Conservation, Economic Development, Housing, and Recreational committees did not have meetings. Bill Larsen asked if there is going to be a separate chapter for Economic Development. During the discussion, T. Bamford suggested that economic development discussions be blended into the text of the other chapters. T. Bamford asked the Board to review the start-up tasks for the next meeting. Concerns were raised about subcommittee meetings and whether the public needs to be noticed about the meetings. M. Decoteau clarified that in the future meetings will be publicly noticed and conducted in an open forum. A decision was made for L. Reid to join the Conservation committee.

Future Meetings

M. Decoteau said Town Buildings are open for meetings without restrictions. Masks are recommended and encouraged but not required and that the State of NH emergency order allowing remote meetings would remain in effect until May 28th, 2021. The Board discussed how it wants to hold meetings going forward with input from M. Decoteau.

Vote: "Hybrid or Zoom meeting for the June Planning Board meeting"

Vote: 6-Hybrid 3-Zoom

COMMITTEE REPORTS

Town Core Group

M. Decoteau updated the Board on the congressional grant through the Member Designated Project Funding Program. The wastewater treatment project will be submitted at the end of next week for senate earmark and the road project has been moved forward by congresswoman Kuster for house earmark.

Conservation Commission

There was nothing new to report. John Would like to invite people to join the Zoom meeting on May 17, 2021.

COMMUNICATIONS

Reminder: Those wishing to attend the Planning and Zoning Conference May 15, 2021 were asked to Contact Sharon before noon May 13, 2021.

Calendar Review

The next Planning Board meeting is scheduled to occur on June 10, 2021.

ADJOURNMENT

MOTION: “to adjourn meeting”

Motion: M. Koppel

Second: J. Recine

Vote: 7-Yes, 0-No

Respectfully submitted,
Alisha Harrington