

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, July 8th, 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, John Recine, Bill Spence
2. **Alternate Members in Attendance:** Terry Waite (seated), Lisa Reid via Zoom, Rob Wilson via Zoom
3. **Members Absent:** Bill Larsen, Rich Rita
4. **Alternate Members Absent:**
5. **Public in Attendance:**
Alisha Harrington, Mark Decoteau, Tara Bamford, Craig Larson, Henry Risman, Rich Rita, David Dean, Chris Hodges
6. **Unidentified Zoom Attendee's:**

REVIEW and ACCEPTANCE of MINUTES:

MOTION: "To accept the minutes as modified."

Motion: J. Recine

Second: N. Knight

Vote: 6 – Yes, 0 – No

MEETING:

Some of the Planning Board members were abutters to the Waterville Valley Golf Course, which submitted a site plan application for review at the Planning Board meeting. T. Bamford clarified that recusals are appropriate when there is a conflict of interest, such as a personal or financial interest in conflict with the public. In the situation concerning the golf course property, T. Bamford gave the example of a close enough house to have a concern about noise; in that situation, it would be appropriate to recuse oneself. If the abutter were just one of the many homes close to the golf course, she believed it wouldn't be an issue. She recommended stating for the record that the member was an abutter at the start of the public hearing or review of the application. C. Larson, the applicant, stated that he had no objections to the board members that were abutters.

Site Plan Application Submission – New Deck Construction

T. Bamford reviewed the plan. She commented that if the applicant stated for the record that there would be no additional seating, no power or lighting on or to the deck that the Planning Board would have to waive the requirement for contours on the site plan to accept the application as complete. C. Larson stated there would be no increase in seating and requested power to the deck to allow for limited rope lighting for safety purposes. The rope lighting would be placed under the railing. N. Knight asked how far the deck was going to move out. C. Larson stated that he plans to cantilever the deck over the pond up to 4 feet.

MOTION: “To accept the application as complete and waive contours, electric, lighting, and parking.”

Motion: M. Koppel

Second: J. Recine

Vote: 6 – Yes, 0 - No

W. Rathgeber asked if any Members of the Board felt that they needed to recuse themselves. C. Larson stated that he had no objections to the board members that were abutters. N. Knight and B. Spence stated that they were abutters but would not recuse themselves.

Public Hearing:

The Public Hearing opened at 8:45 am. C. Larson presented to The Planning Board his plans for an outdoor seating deck that will be cantilevered over the pond by about 4 feet and enclosed by a railing on three sides. He wants the deck to accommodate customers who wish to dine outdoors and have the ability to keep them in one space so they can be served correctly. W. Rathgeber asked about an outdoor patio area already in use on the property. C. Larson explained that the existing patio has seating for 20, and he plans for it to be for functions. The new deck will be used primarily for residents. The deck will be closed down in the winter months. C. Larson continued his presentation explaining that the Golf Course currently has 400 members, donates roughly \$5000 yearly to various organizations, the property is landscaped and maintained annually, accepts drainage from the road, and pays \$27,000 in property taxes yearly. H. Risman was concerned that the deck would change the footprint of the complex significantly. He asked about extending the current deck instead of building a new deck that would cut off the view of the pond. C. Larson stated no, he wants to build the new deck where he is proposing it because the current deck is along the road and on a hill. He wants to have two functions happening at the same with separate spaces. The new deck will be within 6 feet of the main building with one step. N. Knight asked if the deck will be ADA compliant and have a ramp. There was discussion on whether it would be necessary to have a ramp to the deck for handicap access and its requirements. W. Rathgeber read a comment from Abutter R. Rita.

As an abutter, I am writing the Planning Board in lieu of attendance to comment on the site plan application submitted by Boulder Path Inc. to construct a roughly 900 sq foot deck attached to the Golf Club. First, I would like to applaud the current owner for all the excellent work he has done and considerable resources he has expended to turn the Golf Course and its Club into a Waterville Valley gem. This result is especially impressive given the recent pandemic we have all just lived through. With regard to the application, I can support it as long as the approval is conditioned only on the use that the owner had earlier briefed the Board - to create outside seating for the Golf Club restaurant as an adjunct to current seating and consistent with the establishment's food service license and state safety and health requirements. This suggests to me that the deck will not be used as an entertainment or

other venue, and that it will not be lighted or that any utilities will be incorporated into the deck. As an abutting property owner in LDR, I am concerned that noise and lighting generated by any entertainment or similar activities would negatively impact the value of my property.

R. Rita amended his comments and supported the idea of allowing lighting and electricity to the deck for safety. C. Larson stated that he intends to close the deck by 9 pm. R. Rita responded, stating he has no complaints about C. Larson and feels he has been very solicitous to abutters but is concerned about a future owner of the property. He was mainly concerned that the deck could be turned into an entertainment venue instead of an outdoor dining venue for dining, increasing noise and lighting to his property. However, he states that he is okay with the deck being used for dining purposes. C. Larson clarified that the railings on the deck would be built to code. T. Bamford shared the deck plans at H. Risman's request. C. Hodges shared a technical clarification about the site plan stating that the "New Shed" shown on the plans was a preexisting non-conforming shed. T. Bamford suggested removing the word PRINCIPAL and adding LDR (Lower Density Residential) to the site plan as a condition before signing the plat. The Board expected that the plan agreed to in the meeting would be transitioned to an as-built plan. T. Bamford clarified that C. Larson asked to waive the requirement for a name and seal of the professional that prepared the plan. She thought that was fine. H. Risman asked if the deck could be pulled closer to the building, and he didn't understand how a plan could be approved without knowing how far the deck would be from the existing building and over the pond. C. Larson stated that he is putting the deck where he wants to put it, and by code, he can cantilever the deck over the pond, and the as-built plan will not be substantially different from the plan being proposed. The Public Hearing was closed at 9:41 am. The conditions of approval were reviewed.

Conditions Precedent;

Before plat signed and Building Permit Issued

Add LDR zoning boundary notation

Remove "NEW" from shed

Remove "Principal" from Building setback line

Conditions Subsequent;

-No increase in food and beverage service beyond the existing 74 seats and no use of the deck as an entertainment venue.

-Any proposal to change parking, increase food and beverage service seating, increase or change activities, or to change the lighting beyond the proposed rope lighting, shall be subject to site plan review requirements.

-ADA compliant access will be provided to the deck

-The deck shall have a railing compliant with building codes

-An as-built plan will be submitted following the construction of the deck

MOTION: "To approve the site plan application submission with conditions precedent and subsequent."

Motion: N. Knight

Second: J. Recine

Vote: 6-Yes 0-No

Old Business: Master Plan Revision

T. Bamford and The Planning Board worked on the draft goals for the Master Plan. The Board reorganized and added information to some of the goals including, outdoor recreation, transportation systems, tax rates, and affordable housing.

Old Business: Low-Density Residential Zone Review

This discussion was tabled until the next meeting.

Old Business: Food Trucks

The Planning Board briefly revisited a prior discussion on Food Trucks. The Planning Board felt that the Selectboard had already made their decision on food trucks but would check with R. Rita before the next meeting.

John Recine exited the meeting at 10:24 am.

COMMITTEE REPORTS**Town Core Group**

There was nothing new to report.

Conservation Commission

There was nothing new to report.

COMMUNICATIONS

There were no communications.

Calendar Review

The next meeting of The Planning Board will be August 12th, 2021, at 8 am. It will be a Hybrid meeting.

ADJOURNMENT

MOTION: "to adjourn meeting."

Motion: B. Spence

Second: N. Knight

Vote: 5-Yes, 0-No

Respectfully submitted,
Alisha Harrington