

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Planning Board Meeting**  
**Held on Thursday, September 9th, 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, Rich Rita, John Recine, Bill Spence, Bill Larsen
2. **Alternate Members in Attendance:** Lisa Reid, Rob Wilson
3. **Members Absent:**
4. **Alternate Members Absent:** Terry Waite
5. **Public in Attendance:**  
Alisha Harrington, Mark Decoteau, Tara Bamford, David Noyes, Terry Roper

**REVIEW and ACCEPTANCE of MINUTES:**

**Minutes of the August 26<sup>th</sup>, 2021 Planning Board Meeting**

**MOTION: “To accept the minutes as written.”**

Motion: B. Larsen

Second: B. Spence

Vote: 7 – Yes, 0 – No

**Minutes of the August 12<sup>th</sup>, 2021 Planning Board Meeting**

**MOTION: “To table the minutes of August 12<sup>th</sup> until the next meeting.”**

Motion: B. Spence

Second: R. Rita

Vote: 7-Yes, 0-No

**MEETING:**

**New Business: On-Street Parking Discussion**

R. Rita updated The Planning Board concerning an ongoing issue with on-street parking in Waterville Valley. He met with M. Decoteau (Town Manager) and The Department of Public Safety (DPS). The north end of town was identified as having the most on-street parking issues. The Planning Board reviewed a map indicating areas where DPS and DPW (Department of Public Works) could support on-street parking. The areas identified were along Boulder Path Road, north of River Road to the town line, along West Branch Road, and possibly creating a small gravel parking lot north of the intersection of Boulder Path and Cascade Ridge Roads. On-street parking near the cemetery was also an option but would require the purchase of land. B. Larsen suggested that more signage would help people understand where parking in town is

allowed. The Selectboard plans to have a revised parking ordinance completed for the Town Meeting in March of 2022. R. Rita stated that if anyone had questions to contact him as The Selectboard continues to work on the issue.

### **Old Business: Land Use/Zoning Discussion**

The Planning Board continued their discussion regarding C. Larson's proposal to develop guest cottages on lots 104.4 and 104.41. R. Rita recused himself from the conversation as he is an abutter. C. Larson's proposal included four different options that The Board reviewed and discussed. 1) apply for a Subdivision Application, 2) get a special "permit" from the Zoning Board of Appeals, 3) propose a zoning change in LDR (Lower Density Residential) to allow a Bed and Breakfast on his LDR property, or 4) to request a Zoning Ordinance change allowing his property to be changed from LDR to REC (Recreational) and to change the Zoning Ordinance in REC to allow lodging. After discussion, The Board felt that they needed more time to decide if they supported any of the options presented by C. Larson. Therefore, the decision was made to hold a special meeting for continued discussion.

**MOTION: "to have a special meeting to discuss the issue of C. Larson's proposal on September 23<sup>rd</sup>, 2021, at 8 am."**

Motion: M. Koppel

Second: J. Recine

Vote: 6 – Yes 0 – No

### **New Business: Review of Article-Recusals**

W. Rathgeber asked The Planning Board to review an article on recusals and keep it in their binders for future reference.

### **Old Business: Golden Heights Development Update**

M. Decoteau updated The Planning Board on the Golden Heights Development. All fees for the project have been paid, and the development project is being sold to The Daly Development Group. The Daly Development Group will proceed with the construction of the units once the sale is complete, with plans to clean up the Site before snowfall this year. All of the conditions of approval will be in place with the new developer. They plan to walk the property and review the Subdivider Improvement Agreement in the upcoming weeks.

### **Master Plan Revision:**

There will be a progress check-in at the next Planning Board meeting on October 14<sup>th</sup>, 2021. In addition, The Board would like chapter draft assignments to be due by the end of October for T. Bamford to review.

### **Board Concerns:**

Waterville Valley has no mask mandate; therefore, The Planning Board cannot require them during meetings. However, a larger meeting space can be arranged if necessary.

## **COMMITTEE REPORTS**

### **Town Core Group**

Materials for lights on the Village Trail have been delivered. They should be installed sometime in the next two weeks.

### **Conservation Commission**

J. Recine reported that there is a possibility of two new committee members. The next meeting is on October 4th, 2021.

### **Calendar Review**

There will be a Special Meeting of the Planning Board on September 23<sup>rd</sup>, 2021, at 8 am. The next regular meeting of the Planning Board will be on October 14<sup>th</sup>, 2021, at 8 am.

## **ADJOURNMENT**

**MOTION: “to adjourn meeting.”**

Motion: B. Spence

Second: J. Recine

Vote: 6-Yes 0-No

Respectfully submitted,  
Alisha Harrington