

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, October 14, 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:**
2. Chair Wendi Rathgeber, Vice-Chair Nancy Knight (entered the meeting at 8:07 am),
Mike Koppel, John Recine, Bill Spence, Rich Rita, Bill Larsen
3. **Alternate Members in Attendance:** Lisa Reid, Rob Wilson, Terry Waite (seated at 8:05
am unseated at 8:08 am)
4. **Members Absent: 0**
5. **Alternate Members Absent: 0**
6. **Public in Attendance:**
Alisha Harrington, Mark Decoteau, Tara Bamford, Brian Preman, Erik Barth, Sean Ward,
Birdie Britton, Tom Myrik, Tory Amorello

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the August 12, 2021 Planning Board Meeting

MOTION: "To accept the minutes as amended ."

Motion: M. Koppel

Second: J. Recine

Vote: 7 – Yes, 0 – No

Minutes of the September 9, 2021 Planning Board Meeting

MOTION: "To accept the minutes as amended."

Motion: B. Spence

Second: J. Recine

Vote: 7 – Yes, 0 – No

Minutes of the September 23rdth, 2021 Planning Board Meeting

MOTION: "To accept the minutes as amended."

Motion: M. Koppel

Second: B. Spence

Vote: 6 – Yes, 0 – No (R. Rita did not participate in the vote because he had recused himself from the discussion at the meeting held on September 23rd, 2021.)

MEETING:

New Business:

Conceptual Consultation-Winter Lights Display

Sean Ward of Dreamscape Hospitality LLC sought approval for a winter lights display in Waterville Valley. The display did not have significant changes from the previous display approved at the 1/14/2020 Planning Board Meeting. T. Bamford clarified that Sean would not need to return to the Planning Board for approval again unless the display plan expands or changes. After Thanksgiving weekend, the lights will be turned on and run from 4 – 4:30 pm until 9 pm. The lights will be on timers. S. Ward will be seeking a letter from The Tyrell Development Company permitting him to display lights on land they own. The Board asked that S. Ward check with the Adaptive Snow Sports Program and DPS (Department of Public Safety) to ensure the lights would not interfere with The Turkey Plunge or the Winter Games. The Selectboard agreed to have town-owned land used with the understanding that the display of lights would be similar to the year prior.

MOTION: "to continue the approval for the minor site plan review submitted by Dreamscape Hospitality last year on the basis that the display will be similar to last year. The Selectmen have approved the use of town property, and the approval is pending the receipt of a letter from Tyrell Development Company for the use of their property".

Motion: R. Rita

Second: J. Recine

Vote: 7 – Yes, 0 – No

New Business:

Conceptual Consultation-Site Plan Review-Chapel Committee

The Chapel Committee presented conceptual plans for the construction of the Robert Francis Kennedy Memorial Chapel. The Chapel Committee sought guidance from the Planning Board on what would need to be addressed before submitting Site Plan and Subdivision Applications. The Board's concerns relating to Site Plan and Subdivision Application requirements included parking, water supply, sewer, the heating system, lighting, signage, and physical access to the building. The Board also addressed other factors and objections that will need to be discussed further, including the proposed stone structure in Corcoran's Pond. The Board asked The Chapel Committee for a list of exemptions they would be requesting for the Site Plan and Subdivision Application process. T. Bamford suggested that The Chapel Committee request a design review as the next step in the application process.

Privilege of The Floor:

Tory Amorello came before the Planning Board to bring attention to bathroom and trash issues on WVBBS (Waterville Valley Black & Blue Trail Smashers) property on the north end of town. Community members and visitors to Waterville Valley cannot find bathrooms and are accessing private buildings searching for them. R. Rita commented that the Selectboard had begun the process of trying to find a solution and planned to place porta-potties in the short term.

Old Business:**Master Plan Revision**

T. Bamford and The Planning Board reviewed the Master Plan chapter assignments and discussed work that still needed to be completed. T. Bamford stated that she would be available to participate in workgroup meetings to help with ideas. In addition, T. Bamford will provide The Board with a list of chapter assignments.

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

The Planning Board discussed the types of housing currently allowed in LDR (Lower Density Residential) and what could be done to help create different housing opportunities. W. Rathgeber planned to work with T. Bamford and present a proposal to the Board for review. The Board then continued its discussion on C. Larson's proposal to develop guest cottages on his property located in LDR. R. Rita and B. Spence recused themselves as they are abutters to the property being discussed. The Board decided to draft a letter to C. Larson as a follow-up to the previous meeting. The letter would clarify that The Board did not find that changing zoning regulations to accommodate his request would be in the town's best interest but would be willing to give feedback to him on a draft of the amendment before it is filed with the Selectboard.
(at 11:01 am R.Rita and B.Spence were re-seated)

COMMITTEE REPORTS**Town Core Group**

Materials for lights on Village Trail have been installed.

Conservation Commission

J. Recine reported that Corcoran's Pond will need to be dredged in 2025. Rick Van de Poll of Ecosystems Management Consultants of New England will be presenting a proposal for a stream restoration option that could prevent the need to dredge Corcorans Pond in the future. In addition, the cross-country ski trail located on the recently purchased land will have a new connector trail between Pond Loop and HB Highway.

Communications

The North Country Council will be having its annual meeting on October 20, 2021. Information on the meeting will be distributed to the Planning Board members.

Calendar Review

The next Regular Meeting of the Planning Board will be on November 11, 2021, at 8 am.

ADJOURNMENT

MOTION: "to adjourn meeting."

Motion: B. Spence

Second: M. Koppel

Vote: 7-Yes 0-No

Respectfully submitted,
Alisha Harrington

