

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, November 11, 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, Bill Spence, Rich Rita, Bill Larsen
3. **Alternate Members in Attendance:** Terry Waite (seated)
4. **Members Absent:** Mike Koppel, John Recine
5. **Alternate Members Absent:** Rob Wilson, Lisa Reid
6. **Public in Attendance:**
Alisha Harrington, Mark Decoteau, Tara Bamford, Stephen Royer, Jennie Lucas, Ed Lucente

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the October 14, 2021, Planning Board Meeting

MOTION: "To accept the minutes as amended."

Motion: B. Spence

Second: N. Knight

Vote: 6 – Yes, 0 – No

MEETING:

New Business:

Conservation Commission-Zoning Map Change Request

Ed Lucente from the Conservation Commission requested a zoning change on lot 105.32C from VC (Village Commercial) to Greenbelt. R. Rita stated that the Selectboard supported the zoning change and would support a warrant article to be presented at the Town Meeting in March.

MOTION: "to hold a public hearing on the question of rezoning lot 105.32C from Village Commercial to Greenbelt at the earliest opportunity."

Motion: R. Rita

Second: T. Waite

Vote: 6 - Yes, 0 - No

New Business: Discussion-Signs

The Planning Board discussed regulations regarding signs in Waterville Valley because of concerns surrounding real estate signs. After reviewing the sign ordinance, T. Bamford did not find any areas to strengthen that related to the content of signs. After discussing the definitions of temporary and permanent signs, The Board decided to consult town counsel about a legal way to differentiate between them. The goal of the Planning Board was not to limit the content of signs but to maintain the appearance of Waterville Valley.

New Business: Discussion-Retaining a Land Use Attorney

The Planning Board retained a Land Use Attorney in advance of a ZBA (Zoning Board of Appeals) variance request hearing. This was done because the ZBA had retained current town counsel in advance of the hearing in the event that the ZBA found it necessary to consult counsel following the decision taken at the hearing. If the Planning Board disagreed with the decision of the ZBA, it was decided that separate legal counsel would be needed. Her name is C. Christine Fillmore with Drummond Woodsum. She is on retainer and is available to The Planning Board for this or any other matters requiring legal counsel.

Old Business: Master Plan Revision

T. Bamford and The Planning Board reviewed the updated Master Plan outline. The Board discussed the chapters that needed to be completed, including economy, housing, conservation, land use, recreation, and infrastructure.

COMMITTEE REPORTS**Town Core Group**

Nothing new to report.

Conservation Commission

Nothing new to report.

Selectboard

R. Rita updated The Planning Board on the Selectboard meeting that was held on 11/10/21. The town sent the short-term rental regulations to residents, and applications for short-term rental permits are due 12/1/2021. The Selectboard and DPS (Department of Public Safety) are working to finalize a draft of a new Parking Ordinance that will combine the current Street Parking, Fire Lane Parking, and Fire Hydrant ordinances in time for a Public Hearing at the next Selectboard meeting in December. DPS installed two new speed boards which capture data, including speed and number of cars entering and leaving town.

T. Waite requested a copy of the correspondence sent to C. Larson. A copy of the letter will be emailed to all Board members.

COMMUNICATIONS**Golden Heights Residential Development Update**

M. Decoteau updated The Planning Board stating that B. Legare will be maintaining ownership of the Golden Heights Residential Development which The Planning Board approved on 6/24/21. In addition, the subdivider improvement agreement between the town and B. Legare is being finalized.

Calendar Review

The next Regular Meeting of the Planning Board will be on December 9, 2021, at 8 am.

ADJOURNMENT

MOTION: "to adjourn meeting."

Motion: B. Spence

Second: N. Knight

Vote: 6-Yes 0-No

Respectfully submitted,

Alisha Harrington