

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Planning Board Meeting**  
**Held on Thursday, December 9, 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, Mike Koppel, Bill Spence, Rich Rita, Bill Larsen (via Zoom), John Recine
3. **Alternate Members in Attendance:** Terry Waite, Lisa Reid, Rob Wilson (via Zoom)
4. **Members Absent:** 0
5. **Alternate Members Absent:** 0
6. **Public in Attendance:**  
Alisha Harrington, Mark Decoteau, Tara Bamford (via Zoom), Stephen Royer, David Noyes (via Zoom)
7. **Unidentified Zoom Attendees:** Vicki, Jack

**MEETING:**

**New Business:**

**Discussion on the terms “occupation” and “occupancy.”**

The Planning Board discussed clarifying the terms “occupation” and “occupancy” because of confusion at a recent ZBA (Zoning Board of Appeals) hearing about how they were being used in the zoning ordinance. T. Bamford suggested that she review the zoning ordinance and make recommendations to the Board on how best to clarify the language.

The Board also discussed clarifying the STR (Short Term Rental) zoning ordinance. T. Bamford suggested relocating “Short Term Rental” from the Commercial use section to the Residential use section.

**MOTION: “to move section 4L “use” to combine with 1J “use”.”**

Motion: R. Rita

Second: M. Koppel

Vote: 7 - Yes, 0 - No

There will be a Public Hearing in January for the proposed zoning amendment.

### **Old Business: Signs**

The Planning Board briefly revisited their discussion regarding signs in Waterville Valley. It was determined that the Board could not regulate the content of signs. However, it can regulate their number, size, location, and construction.

### **Old Business: Master Plan Revision**

The Planning Board continued the revision of the Master Plan. The Board discussed what needed to be completed including chapter introductions, data on remote working trends for the economic development chapter, the importance of WVSR, LLC (Waterville Valley Ski Resort, LLC) in the land use chapter, and information on the school for the facilities chapter.

### **REVIEW and ACCEPTANCE of MINUTES:**

#### **Minutes of the November 11, 2021, Planning Board Meeting**

#### **MOTION: “To accept the minutes as amended.”**

Motion: N. Knight

Second: B. Spence

Vote: 7 – Yes, 0 – No

### **COMMITTEE REPORTS**

#### **Town Core Group**

There will not be any government funding for the road work project.

#### **Conservation Commission**

The next meeting will be held on December 13, 2021. Rick Van de Poll of Ecosystems Management Consultants of New England will be in attendance to discuss the stream mediation proposal. A question was raised about when the culverts at the Golden Heights development would be cleaned. M. Decoteau responded by explaining that the ditch lines would be re-established per the approved plan once the water and sewer connections and the roads are completed.

#### **Select Board**

The Town of Waterville Valley does not allow off-premise solicitation as defined in Selectmen’s Ordinance #9. However, the Select Board can grant a “temporary exception” for up to 3 days using the off-premise solicitation permit. The Select Board and David Noyes of DPS (Department of Public Safety) are working on updating the permit and wanted feedback from the Planning Board on the proposed draft, including when a Minor Site Plan should be required. It was decided that the decision to require a Minor Site Plan would be at the discretion of the Select Board, considering the vendor’s location and the timeframe when the vendor would be doing business. The zones in which the permit would apply are: VC (Village Commercial), C1 (Commercial 1), REC (Recreation), HDR (Higher Density Residential), and Snow’s (Snow’s Mountain Special Zoning Area).

### **COMMUNICATIONS**

There were no communications

### **Calendar Review**

The next Regular Meeting of the Planning Board will be on January 13, 2022, at 8 am.

**ADJOURNMENT**

**MOTION: “to adjourn meeting.”**

Motion: M. Koppel

Second: B. Spence

Vote: 7-Yes 0-No

Respectfully submitted,  
Alisha Harrington