

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Planning Board Meeting**  
**Held on Thursday, February 10, 2022, at 8:00 am**

**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, Rich Rita, John Recine, Mike Koppel, Bill Spence, Bill Larsen (via zoom)
3. **Alternate Members in Attendance:** Rob Wilson (via Zoom) (seated at 9:50 am)
4. **Members Absent:**
5. **Alternate Members Absent:** Terry Waite
6. **Public in Attendance:**  
Mark Decoteau, Tara Bamford (via Zoom), Stephen Royer, Craig Larson, Dave Noyes, Michael Sununu (via Zoom), Paul Chisholm (via Zoom), James Sununu (via Zoom)
7. **Unidentified Zoom Attendees:**

**REVIEW and ACCEPTANCE of MINUTES:**

**Minutes of the January 13, 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 January 27, 2021, Planning Board Meeting**

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

Motion: M. Koppel

Second: R.Rita

Vote: 7- Yes, 0 – No

**New Business: Conceptual Consultation**

**Village Green Townhomes-Tyrell Development Company, LLC**

M. Sununu, Manager of Tyrell Development Company LLC, briefly introduced a conceptual plan for the Village Green Townhomes. The townhomes were designed to complement the Green Peak Condominium development. The proposed project will be the third and final phase for development on the north commercial parcel. Next, P. Chisholm from Keach-Nordstrom Associates Inc presented the conceptual engineering plans, with brief descriptions of site access, road design, stormwater management, and landscaping. He also brought up road width and road design waivers they plan to request, which they stated were the same waivers granted for the

previous Green Peak II development. T. Bamford noted that she would review regulations and notes on the earlier approvals.

### **New Business: Conceptual Consultation**

#### **Boulder Path Inc-New Patio**

C. Larson met with the Planning Board to determine if a building permit or a minor site plan application was needed to cover and enclose an existing outdoor patio at the golf course clubhouse. The Planning Board reviewed the plans and had questions regarding parking, heating, and whether it would be enclosed with screens or windows. C. Larson stated that he plans to utilize a gas-powered blast heater when needed and will enclose the porch area with screens. There are currently 26 parking spaces, and the zoning ordinance requires 21. T. Bamford pointed out that windows could be installed in the future because exterior alterations are exempt from site plan review. With that information, the Board decided to vote on whether a minor site plan was needed.

**MOTION: “The plans as submitted be approved without a site plan review.”**

Motion: B. Spence

Second: J. Recine

Vote: 3 – Yes, 4 – No

The motion did not pass.

**MOTION: “move to a minor site plan review.”**

Motion: M. Koppel

R. Rita amended the motion to add “as soon as possible, no later than February 22, 2022.”

**The full motion with amendment: “The plans as submitted will move to a site plan review as soon as possible, no later than February 22, 2022.”**

Motion: M. Koppel

Second: N. Knight

Vote: 6 – Yes, 1-No

B. Larson exited the meeting at 9:50 am.

R. Wilson was seated at 9:52 am.

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

T. Bamford and the Planning Board continued revising Chapter 5 of the Master Plan. The Board decided to hold a special meeting on Thursday, March 3<sup>rd</sup> 2022, at 8 am to continue the revision of chapter 5, Natural, Scenic and Historic Resources.

R. Rita exited the meeting at 10:02 am.

### **COMMITTEE REPORTS**

#### **Town Core Group**

There is nothing new to report.

#### **Conservation Commission**

The Conservation Commission held its meeting on Monday, February 7, 2022, where they voted to approve the master plan content and discussed the new wastewater treatment plant.

### **COMMUNICATIONS**

A copy of the DES letter regarding an Alteration of Terrain Permit Application was given to the Planning Board as a cc. No action was needed.

### **Calendar Review**

Regular Meeting of the Planning Board: March 10, 2022, at 8 am.

Master Plan Workshop: March 3, 2022, at 8 am.

Site Plan Review: February 21, 2022, at 6:00 pm.

### **ADJOURNMENT**

**MOTION: “to adjourn meeting.”**

Motion: N. Knight

Second: M. Koppel

Vote: 6-Yes 0-No

Respectfully submitted,  
Alisha Harrington