

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, March 10th, 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 (entered the meeting at 8:06 after roll call), Rich Rita (entered the meeting at 8:07 after roll call, via Zoom), John Recine, Mike Koppel, Bill Spence, Bill Larsen (via zoom)
3. **Alternate Members in Attendance:** Rob Wilson (via Zoom seated), Alan Berko
4. **Members Absent: 0**
5. **Alternate Members Absent: 0**
6. **Public in Attendance:**
Mark Decoteau, Alisha Harrington, Tara Bamford (via Zoom), Stephen Royer, Dave Noyes, Michael Sununu, Paul Chisholm (via Zoom), James Sununu, Jim Mayhew, Jim Singer (via Zoom), Tina Koppel, Tony Basso, David Dean, Dylan Tucker.
7. **Unidentified Zoom Attendees: 0**

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the February 10th, 2022, Planning Board Meeting

MOTION: “To accept the minutes as amended.”

Motion: M. Koppel

Second: N. Knight

Vote: 7 – Yes, 0 – No

Election of Officers

MOTION: “To elect Wendi Rathgeber to continue as Chairperson.”

Motion: M. Koppel

Second: N. Knight

Vote: 7 – Yes, 0 - No

MOTION: “To elect Nancy Knight to continue as Vice-Chairperson.”

Motion: M. Koppel

Second: B. Spence

Vote: 7 – Yes, 0 - No

MOTION: “To elect John Recine to continue as Secretary.”

Motion: N. Knight

Second: M. Koppel

Vote: 7- Yes, 0 - No

New Business: Submission of a Final Application for a Major Subdivision and Site Plan Village Green Townhomes-Tyrell Development Company, LLC

The Planning Board met to review a Major Subdivision application and a Site Plan application to decide if they were complete. M. Koppel recused himself because he is an abutter. Tony Basso of Keach-Nordstrom Associates, Inc spoke about lot size, road design, stormwater management, and the waivers the applicant would be requesting. The requested waivers were: to make the width of pavement 20 ft. instead of 22ft, to make the width of the right of way 40 ft. instead of 50 ft., and to make a T-turnaround instead of a cul-de-sac.

MOTION “That the subdivision application be accepted as complete.”

Motion: B. Spence

Second: J. Recine

Vote: 6 – Yes, 0 – No

MOTION “That the site plan application be accepted as complete.”

Motion: B. Spence

Second: N. Knight

Vote 6 – Yes, 0 – No

W. Rathgeber stated that she had concerns about the proposed road width. J. Sununu said in the event that the Planning Board does not approve the plan as presented, Tyrell could revise the plans with a 50 ft right of way and leave the possibility of the road being extended to Snow’s Brook Road in the future. Discussion followed among the Board, town staff, the applicant, and the public about road design options, including the possibility of a one-way road. T. Bamford recommended that the applicant submit a revised road plan before a public hearing. Other minor changes T. Bamford recommended before final approval of the plan were; 1) The monuments don’t yet meet the requirements. They need to be identified in the legend by type, 2) the specific calculations of open space and parking space needs to be labeled with required dimensions, 3) snow storage should not be shown as extending off the property, 4) a fire hydrant should be shown off lot 105-3, 5) public works should review the landscaping plan, and 6) a review of legal documents needs to be performed.

R. Rita exited the meeting at 9:00 am.

MOTION “To move forward to a public hearing based on the complete submission of the site plan and subdivision”

Motion: B. Spence

Second: J. Recine

Vote 5 – Yes, 0 – No

M. Koppel was re-seated at 9:09 am.

Old Business: Master Plan Revision

The Planning Board scheduled a Master Plan workshop on March 24th at 8 am to review the land use and natural resource recommendations.

New Business: CIP Committee Discussion

Bill Larson will fill the open position on the CIP Committee. M. Decoteau will check with town counsel about making Alan Berko an alternate.

COMMITTEE REPORTS

Town Core Group

Nothing new to report.

Conservation Commission

J. Recine reported that Kristin Taylor would be leaving the Conservation Commission, and Jennie Lucas would be joining as secretary.

COMMUNICATIONS

NH Planning & Zoning Spring Conference. Saturdays, April 30th and May 7th, 2022, from 9 am to 12 pm.

Calendar Review

Regular Meeting of the Planning Board: April 14th, 2022, at 8 am.

Master Plan Workshop: March 24th, 2022, at 8 am.

ADJOURNMENT

MOTION: “to adjourn meeting.”

Motion: N. Knight

Second: B. Spence

Vote: 6 – Yes, 0- No

Respectfully submitted,
Alisha Harrington