

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, April 14th, 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 (via Zoom), Rich Rita, John Recine, Mike Koppel (via Zoom), Bill Spence, Rob Wilson
3. **Alternate Members in Attendance:** Alan Berko (seated at 8:10 am), Bill Larsen (via zoom)
4. **Members Absent: 0**
5. **Alternate Members Absent: 0**
6. **Public in Attendance:**
Mark Decoteau, Alisha Harrington, Tara Bamford (via Zoom), Dave Noyes (via Zoom), Michael Sununu, James Sununu, Jennie Lucas (via Zoom), Jim Mayhew, Jim Singer (via Zoom), Tony Basso, Margaret Turner, Cindy Piekos, Dylan Tucker, Rebecca Hastings, Charles Hastings, Paul Saulnier, James Desrosiers, Michael Brennan, Mike Hess.
7. **Unidentified Zoom Attendees: 0**

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the March 3rd, 2022, Planning Board Meeting

MOTION: "To accept the minutes as submitted."

Motion: B. Spence

Second: J. Recine

Vote: 7 – Yes, 0 – No

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

MOTION: "To accept the minutes as amended."

Motion: R. Rita

Second: R. Wilson

Vote: 7 – Yes, 0 – No

Minutes of the March 24th, 2022, Planning Board Meeting

MOTION: "To accept the minutes as submitted."

Motion: B. Spence

Second: J. Recine

Vote: 7 – Yes, 0 – No

New Business: Public Hearing

Major Subdivision and Site Plan Application/Green Peak III

Tyrell Development Company, LLC

W. Rathgeber opened the Public Hearing at 8:10 am. M. Koppel recused himself because he is an abutter. James Sununu of Tyrell Development Company, LLC gave an update on the proposal, which included revisions to the sewer plans, the stormwater plans, and the roadway design. Tony Basso of Keach-Nordstrom Associates reviewed the proposed “T” turnaround, the dumpster location, and snow storage, all of which met the requirements of the Department of Public Safety (DPS) and the Department of Public Works (DPS). James Sununu clarified that the road would be built to the town specifications and that any future applicant could propose a plan that continues the road. Tyrell Development Company, LLC does not have plans to extend the road at this time. Next, Tony Basso reviewed the drainage system, which will be an underground infiltration system that can be cleaned out. The maintenance and upkeep of the system will be the condo association's responsibility. James Sununu addressed concerns about Nelson's Path, stating that it will be relocated if necessary. Jim Desrosiers, Manager at the Black Bear Lodge, spoke about the possibility that the current construction of the Green Peak II development caused mice to infiltrate the Black Bear Lodge and wanted this problem to be addressed for future construction. James Sununu responded, saying that they would speak with the contractor on site to try and mitigate any further issues with wildlife. Jennie Lucas expressed concern about clear-cutting the vegetation for the development of Green Peak III and future developments. James Sununu responded by reviewing the landscape plan and discussing Tyrell Development's conceptual plan for open space with the future Village Green. The Board then reviewed the lighting plan. It will be similar to the Green Peak II plan and is dark sky compliant. The Public Hearing was closed at 9:10 am.

The following waivers were granted:

1. The Planning Board approved the use of a T-turnaround, as shown on the plans and modified by Condition 1 below, instead of a cul-de-sac as required in the Town of Waterville Valley Subdivision Regulations Section 9.03.C.5.
2. The Planning Board relaxed the road centerline curve radii contained in the Town of Waterville Valley Subdivision Regulations Section 9.03.C.8 to serve the currently existing and proposed units only, a maximum of 24 dwelling units. This waiver shall not apply to any additional development utilizing Gorwood Way or Devereau Way. Additional development accessed through connectors or extensions will require reconstruction of the Gorwood-Devereau curve to comply with the current regulations.

The conditions of approval were:

Conditions Precedent

The following items will be required before the plan is signed and recorded:

1. Waterville Valley Director of Public Works and Director of Public Safety shall approve the proposed T-turnaround and dumpster enclosure.

2. Any changes to language for condominium documents and deeds previously approved by Town Counsel to be approved by Town Counsel, including that identifying roles and responsibilities and mechanisms for routine road maintenance and emergency repairs, and stormwater system inspection and maintenance and emergency repairs, drainage easement, and identification of transfer of responsibility from applicant to homeowners' association.

3. All fees paid, including planning consultant, Town Counsel, and recording fees.

4. Final approved plan set provided in paper and PDF with correct revision date.

5. Final mylar copies of Sheets 1 and 2 stamped and signed by engineer for recording.

6. Subdivider Improvement Agreement approved by Town Manager.

The following items will be required before any building permits are issued:

7. Engineer's estimate for road improvements, water and sewer and drainage submitted, and performance guarantee for same in a form acceptable to the Town Manager.

8. Cash deposit provided to the Town to be put into escrow for inspection fees.

9. Provide documentation of compliance with NH RSA 356-B.

10. Alteration of terrain permit from NHDES.

Conditions Subsequent

11. Language approved by Town Counsel may not be changed without the approval of Town Counsel, including condominium document and deed language identifying roles and responsibilities and mechanisms for routine road maintenance and emergency repairs, and stormwater system inspection and maintenance and emergency repairs, drainage easement, and identification of transfer of responsibility from applicant to homeowners' association.

12. Provide as-built plans certified by a licensed engineer for road, water, sewer and stormwater improvements.

13. Road, water, sewer and stormwater improvements as shown on the approved plans shall be completed within two years from the date the final plat is recorded, unless extended by the Planning Board.

14. The approved inspection and maintenance plan for the stormwater facilities must be adhered to and performance documented. Any changes to the plan must be recommended by a licensed engineer and approved by the Selectboard or designee.

15. Building footprint and associated improvements as necessary may vary by up to 10% without Planning Board approval.

16. Lighting and signage will be in compliance with Zoning Ordinance.

17. The paved area and shoulders of the road and turnaround shall be kept clear of snow at all times.

MOTION “to approve the plan, subject to waivers and conditions precedent and subsequent.”

Motion: B. Spence

Second: J. Recine

Vote: 7 – Yes, 0 – No

Old Business: Master Plan Revision

The Planning Board and Tara Bamford reviewed the edits made to chapters 5 and 6 of the Master Plan. They also reviewed the Master Plan introduction. The Board scheduled a Master Plan workshop on April 28th at 8 am to review chapters 4 and 7 including recommendations for the chapter 8 action plan.

Other Business:

The Select Board is concerned that town statutory Boards and Committees rely too much on Zoom for meeting participation. So, it decided that starting in May, the expectation for residents interested in joining any Town Board or Committee would be that attendance should be in-person at meetings.

COMMITTEE REPORTS

Town Core Group

The Town Core Group is planning a signage system, to help direct bikers from the bike shop over to the north end of town. In addition, some existing trails will be built-out to make them beginner-friendly. The goal is to execute a plan that directs people to other parts of town without driving.

Conservation Commission

J. Recine reported that Jennie Lucas had joined the Conservation Commission as secretary. Corcoran Pond may have to be dredged again before Rick Van de Poll is available to begin the stream mitigation process.

COMMUNICATIONS

On April 13th, 2022, Morgan Diehm was appointed by the Select Board as an alternate on the Planning Board.

Calendar Review

Regular Meeting of the Planning Board: May 12th, 2022, at 8 am.

Master Plan Workshop: April 28th, 2022, at 8 am.

ADJOURNMENT

MOTION: “to adjourn meeting.”

Motion: B. Spence

Second: J. Recine

Vote: 7 – Yes, 0- No

Respectfully submitted,
Alisha Harrington

