

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, March 9, 2023, 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:** Chair Wendi Rathgeber, Vice Chair Nancy Knight, Rich Rita, Mike Koppel (via Zoom), Secretar John Recine, Bill Spence, Rob Wilson (via Zoom)
2. **Alternate Members in Attendance:** Alan Berko (via Zoom, seated at 8:56 am), Morgan Diehm (via Zoom)
3. **Members Absent:** 0
4. **Alternate Members Absent:** 0
5. **Public in Attendance:**
Mark Decoteau, Tara Bamford (via Zoom), David Britton, Jennie Lucas, David Noyes
Unidentified Zoom Attendees: 0

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the February 9, 2023, Planning Board Meeting

MOTION: "To accept the minutes as amended."

Motion: B. Spence

Second: N. Knight

Vote: 6 – Yes, 0 – No (Rich Rita was absent for the February 9, 2023 meeting, so he abstained from voting)

Public Comment:

Jennie Lucas spoke to the Planning Board about the upcoming and future paving projects. She had safety concerns about the absence of curbed sidewalks and asked the Board to consider revisiting the pedestrian study and looking at different options for future paving projects. Wendi stated that the Town Core Working Group has been discussing the paving project and will continue assessing concerns as the project progresses.

New Business:

Discussion of Town Purchase of Rec Land (Map 103 Lot 23)

Rich Rita stated that Select Board, by unanimous vote, recommended that the land and would like to request the support of the Planning Board at the Town Meeting. The Select Board is not recommending a specific use for the land other than trying to preserve it for public use. The Board discussed concerns about the possibility that part of the land had been used as a landfill or a dump.

MOTION: "To vote to approve the Select Board's negotiation with the current owner to purchase the thirteen and a half acres that are available for sale."

Motion: B. Spence

Second: N. Knight

Vote: 6 – Yes, 0 – No (Rich Rita abstained from voting because he is a Select Board member)

Zoning Ordinance (Article VII, Section D)

David Noyes (Director of Public Safety/Code Enforcement Officer) spoke to the Planning Board about removing Section D, Remodeling/Repairing, from the zoning ordinance because it will conflict with the changes to the Building Permits Ordinance being proposed at the Town Meeting. After a brief discussion, the Planning Board agreed to remove that section and will add it to the list of zoning amendments to be proposed for the fall.

Rich Rita exited the meeting at 8:56 am

Old Business:

Housing Academy

Wendi Rathgeber and Steve Royer updated the Planning Board on the Housing Academy informational sessions that they have attended for the Housing Opportunities Grant.

Review of Goals for the year:

The Planning Board reviewed its goals for 2023.

- To ensure that the Action Plan found in the Master Plan is distributed to municipal boards involved with goals and to review it periodically.
- To focus on the Action Plan section 8.3 Natural, Scenic, and Historic Resources:
 - Consider amending the Zoning Ordinance to require an erosion control and stormwater management plan.
 - Consider amending the Zoning Ordinance to regulate activities which would protect riparian vegetation in a 25' buffer.
- To focus on Dark Sky Compliance: work with the Conservation Commission for greater education about the benefits of the dark sky initiative, and to encourage compliance with outreach to help address 8.3 #12 and #14
- To address renewables in zoning: clarify EV charging stations as an accessory use (decide appropriate numbers/parameters/impact on parking requirements), solar panels, and possibly wind turbines
- To review the term "Accessory" used in Zoning Ordinance.
- To continue to work with Tara Bamford to keep up with changes in state law.
- To continue to focus on housing needs and review possible changes to the Zoning Ordinance as suggested by the grant process.

Other Business:

Bill Spence requested that town staff distribute site review and new development plans electronically to members of the Planning Board as soon as they are received.

COMMITTEE REPORTS

Town Core Group

Nothing new to report.

Conservation Commission

John Recine reported that the Conservation Commission has continued working with Rick Van de Poll on the ongoing sediment mitigation project.

Calendar Review

Regular Meeting of the Planning Board: April 13, 2023, at 8 am.

Housing Opportunities Public Engagement Meeting: March 30, 2023, at 6 pm.

ADJOURNMENT

MOTION: "To adjourn the meeting."

Motion: B. Spence

Second: J. Recine

Vote: 7 – Yes, 0- No

Respectfully submitted,
Alisha Harrington