

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, June 08th, 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 John Recine 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 John Recine, Vice Chair Nancy Knight (entered the meeting at 8:03), Rich Rita, Mike Koppel, Bill Spence, Morgan Diehm, Rob Wilson
3. **Alternate Members in Attendance:** Jennie Lucas, Katherine Brennan, Margaret Turner, Alan Berko
4. **Members Absent:** 0
5. **Alternate Members Absent:** 0
6. **Public in Attendance:**
Mark Decoteau, Alisha Harrington, Steve Royer, Tara Bamford (via Zoom), Ray Kucharski, Cyndy Piekos
Unidentified Zoom Attendees: 0

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the May 11th, 2023, Planning Board Meeting

MOTION: "To accept the minutes as amended."

Motion: B. Spence

Second: M. Koppel

Vote: 7 – Yes, 0 – No

Projects Update:

Mark Decoteau updated the Planning Board on the road construction, water line, and transfer station projects.

Discussion-Planning Board/Conservation Commission

The Planning Board discussed making Jennie Lucas a full member of the Planning Board so that she could act as the liaison for the Conservation Commission. Rob Wilson volunteered to step down to an alternate so Jennie Lucas could take his spot as a full member.

MOTION: "To accept Rob Wilson stepping down to alternate and recommending that Jennie Lucas take his seat as a full member."

Motion: M. Koppel

Second: B. Spence

Vote: 7 – Yes, 0 – No

Old Business:

Meeting Time Discussion-8:00 am vs. 5:00 pm

The Planning Board continued its discussion on changing the meeting time from 8:00 am to 5:00 pm, with the idea that changing the time might allow for more community participation. There was concern about changing the time to 5:00 pm because contractors and site plan applicants might find the later meeting time harder to attend. Also, Board members felt that the late meeting time would be challenging for members with children and families.

MOTION: "To keep the meetings at 8:00 am."

Motion: M. Koppel

Second: B. Spence

Vote: 7 – Yes, 0 – No

Update on the May 24, 2023 Select Board meeting

Rich Rita reported that the Select Board held a Public Hearing to discuss the Noise Ordinance ahead of the special town meeting. The special town meeting will be on June 8, 2023, at 6:00 pm to vote on a warrant article to modify the existing Noise Ordinance.

Working Groups Review:

The Planning Board reviewed the membership of the working groups created at the previous meeting. They are:

Concerts Definition: Tara Bamford, Margaret Turner, and Rich Rita

Dark Sky Compliance: Morgan Diehm, Bill Spence, and Mike Koppel

Clarify EV charging stations: Tara Bamford, John Recine, Linda Coleman, and Kathy Brennan

After the review of the working groups, Margaret Turner reported that the Concerts Definition Group's approach is to look at what other towns do with regard to a special event definition. The group talked about requiring an application for or a permit when certain events are planned occur in town to ensure support for businesses with respect to traffic and crowd control.

Privilege of the Floor:

Ray Kucharski spoke about multifamily units being built in C1(Commercial 1). His concern was that C1 would not be developed with commercial properties because developers are demonstrating a preference for faster selling multifamily units. He asked the Board to consider changes in the zoning by adding more restrictions on building more multifamily units in C1. The Board discussed different options to address his concerns, including a review of the Master Plan, integrating the HOP (Housing Opportunity Planning) Grant, and asking the Tyrell Development Company, which owns the majority of the buildable land in C1, to update the Board on the status of its conceptual plan.

Other Business:

Mark Decoteau updated the Planning Board that the town is in the early stages of working with the Forest Service to figure out how to proceed with a plan to locate workforce housing on Forest Service land.

COMMITTEE REPORTS**Town Core Group**

There was nothing new to report.

Conservation Commission

Jennie Lucas reported that the Conservation Commission has a meeting with a wildlife biologist on June 13, 2023 at 2:00 pm to visit well heads #3 and #4 to investigate newly reported beaver activity.

Calendar Review

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

ADJOURNMENT

MOTION: "to adjourn meeting."

Motion: B. Spence

Second: R. Wilson

Vote: 7 – Yes, 0- No

Respectfully submitted,
Alisha Harrington