

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Planning Board Meeting**  
**Held on Thursday, July 13<sup>th</sup>, 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:**

Chair John Recine, Vice Chair Nancy Knight (joined via Zoom at 9:19am), Rich Rita, Mike Koppel, Bill Spence, Morgan Diehm, Jennie Lucas

**2. Alternate Members in Attendance:** Katherine Brennan (seated at 8:46 am), Alan Berko (seated)

**3. Members Absent:**

**4. Alternate Members Absent:** Rob Wilson, Margaret Turner

**5. Public in Attendance:**

Mark Decoteau, Alisha Harrington, Tara Bamford (via Zoom), Kaela Tavares (via Zoom), Reggie Breeckner, Randy Breeckner, Cyndy Piekos, Paul Saulnier, Jim Desrosiers, Barry Demeo, Barry Fish (via Zoom), Tim Smith, James Sununu

**Unidentified Zoom Attendees: 0**

**REVIEW and ACCEPTANCE of MINUTES:**

**Minutes of the June 8th, 2023, Planning Board Meeting**

**MOTION: "To accept the minutes as amended."**

Motion: B. Spence

Second: M. Koppel

Vote: 7 – Yes, 0 – No

**NEW BUSINESS:**

**HOP Presentation-Kaela Tavares**

Kaela Tavares, from North Country Council, reviewed three documents relating to the HOP (Housing Opportunities Planning) Grant. The first was an Employee Interview Summary. The second was a summary of the Planning Board's progress to date on its multi-year project to update the town's land use regulations. The third was findings from the audit of Waterville Valley's zoning ordinance that identified areas for changes that would support housing needs. The audit noted different areas for action and strategies for the Board to consider. After discussion, Tim Smith, President of Waterville Valley Resort, gave a brief update to the Board on the progress of the workforce housing project they are working on with the Forest Service.

**James Sununu: Conceptual Plan Presentation**

James Sununu from Tyrell Development Company presented an updated conceptual plan for undeveloped land on the village floor. The plan included hotels, mixed-use condominiums,

commercial spaces, parking garages, other parking areas, and the Green Peak gondola terminal. They feel that the plan will create a vibrant and active town core that will benefit the town. James Sununu pointed out the parking areas shown on the conceptual plan are designed to meet the requirements for the proposed housing/hotels.

James Sununu provided a drawing which depicts how adding two parking structures and adding underground parking at some existing buildings would affect the availability of land for other development.

James Sununu stated that with the additional parking, an additional story or two can be added to some of the existing buildings.

James Sununu continued with a lengthy presentation which included the following conceptual plans:

- Boutique Hotel: 75-80 rooms
- Large Hotel near Gondola Terminal: 300-325 rooms/ conference center
- Mixed Use Buildings: Commercial ground floors/residential upper floors
- Adventure Center: wing on one of the mixed-use buildings to move & expand existing adventure center venue
- Activity Zone: mini golf
- Additional commercial buildings in/near town square
- Restaurant by pond
- Removal of some existing buildings at Town Square to accommodate larger events
- Relocation of restaurant venues to provide a better “back of house” service area
- Cut off Village Road – increasing the pedestrian area
- Relocation of the post office with adjacent parking area

Tim Smith added that the views of Town Square will be improved.

Tim Smith stated the proposed underground parking, new parking structures and remaining existing parking areas are designed to meet the Town regulations with regard to parking requirements.

James Sununu and Tim Smith engaged with members of the public and Board members to answer questions regarding the proposed master plan.

James Sununu stated he can make the conceptual plan available to the town.

### **Mark Decoteau update on Road Project:**

Mark Decoteau updated the Board on the status of the Snow’s Brook Road paving project and stated that the fine grading is expected the week July 24<sup>th</sup>.

Mike Koppel asked if the Town owns the lights at the Black Bear parking lot.

Mark Decoteau stated the Town does not own the lights. A brief discussion followed regarding the lighting compliance issues in town. Mark Decoteau stated that the Compliance Officer can determine whether there is a violation and what can be done to remedy it.

### **OLD BUSINESS:**

**Working Groups Review:** John Recine stated that given the length of the meeting the updates from the various working groups can be put off until the next meeting.

**CORRESPONDENCE:**

Mark Decoteau presented a Notice of Lot Merger for the Town of Waterville Valley to merge 3 lots identified as the following parcels: 107-005-000, 107-006-000 and 108-006-000.

**COMMITTEE REPORTS:**

**Town Core Group:** Nancy Knight stated the Town Core Group did not meet in July but plan to meet in August.

**Conservation Commission:** Jennie Lucas reported that the Conservation Commission met on June 13, 2023 at the beaver dam by well #4 to discuss what can be done to get the stream back to the original flow. She added that the Forest Service approved the proposal submitted and the Commission is waiting to contact two contractors regarding the cost of doing the work. Mark Decoteau added that the Town has been given a deadline of August 15, 2023 to complete the work.

**CALENDAR REVIEW:**

Regular Meeting of the Planning Board: August 10, 2023, at 8 am.

**ADJOURNMENT:**

**MOTION: "To adjourn meeting at 10:50am."**

Motion: B. Spence

Second: R. Wilson

Vote: 7 – Yes, 0- No

Respectfully submitted,  
Alisha Harrington