

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, September 14th, 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 a.m.
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, Rich Rita, Mike Koppel, Bill Spence,
Morgan Diehm, Jennie Lucas

2. Alternate Members in Attendance: Katherine Brennan, Alan Berko (seated for Jennie
Lucas at 8:13 a.m. – unseated at 10:56 a.m.), Margaret Turner

3. Members Absent: 0

4. Alternate Members Absent: Rob Wilson

5. Public in Attendance:

Mark Decoteau, Alisha Harrington, Tara Bamford (via Zoom), Terry Roper, Tim Smith,
Barry Fish, Randy Breeckner, Charles Hastings, Johnathan Miller, David Daly, James
Sununu (via Zoom), David Noyes, Alan Zelbow, Will Davis (via Zoom), Howard Snyder
(via Zoom), Selena & Joshua Kutin (via Zoom), Harry Risan (via Zoom), Paul Bardaro

Unidentified Zoom Attendees: 0

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the July 13th, 2023, Planning Board Meeting

MOTION: "To accept the minutes as amended."

Motion: B. Spence

Second: M. Koppel

Vote: 7 – Yes, 0 – No

Minutes of the August 10th, 2023, Planning Board Meeting

MOTION: "To accept the minutes as amended."

Motion: R. Rita

Second: B. Spence

Vote: 7 – Yes, 0 – No

Privilege of the Floor:

Will Lambert, owner of Valley Run Property Service, talked briefly about the possibility of building some employee apartments above his shop. Tara Bamford told him to reach out to her, and she would give him guidance on the process.

Amended Site Plan Review-Golden Heights Road, LLC

Jennie Lucas recused herself from the Amended Site Plan Review because she is an abutter to the property.

MOTION: "That the application presented to the Board is complete."

Motion: R. Rita

Second: M. Koppel

Vote: 7 – Yes, 0 – No

Chair John Recine opened the Public Hearing at 8:17 a.m. Johnathan Miller, from The Daly Group, presented the amended site plan, which included relocating the multi-purpose trail, the addition of 6 parking spaces, and changes to the landscaping. After discussion, some Board members had concerns about the extra parking spaces and how it would look to have cars parked in front of the building. David Daly, from Daly General Contracting, responded that the additional spaces are overflow guest parking, and they anticipate the spots being used mostly on busy holiday weeks. Dave Noyes, Director of Public Safety, supported the extra spaces as he felt it would help stop people from parking on the road and give extra room for emergency vehicles in front of the building.

John Recine asked the public for comments.

Jennie Lucas, an abutter, stated that she felt the landscaping in the amended site plan was inadequate. Specifically, she felt that there were not enough trees in the new design. She also stated that she disagrees with changing a robust landscape plan to add additional parking spaces and was unsure of moving the multi-purpose trail closer to the street.

Randy Breeckner suggested having a stone fence instead of a split rail fence.

Alan Zelbo suggested a hedge to block the view of the cars.

Charles Hastings suggested planting evergreen trees to help protect the Nordic ski trail.

After hearing comments from the public, the Board felt that landscaping was one of the biggest concerns and discussed different landscaping design options with the applicants and the landscape architect. The Board requested the following landscaping changes before closing the public hearing: 1) replace the split rail fence with an evergreen vegetation screen, 2) add additional deciduous trees and evergreen vegetation in the snow storage area and the trail, 3) require that the plants be native plant material.

Chair John Recine closed the Public Hearing at 10:48 a.m. Tara Bamford listed the conditions of approval.

Conditions Precedent

1. Replace the split rail fence shown on the plan with an evergreen vegetation screen for the length of the six parking spaces that will be pruned as needed to keep free of the multi-use path.
2. Revise the plan to show additional deciduous trees and a mix of evergreens and deciduous vegetation in the snow storage area between the parking area and the trail.

Conditions Subsequent

1. The plantings will be native vegetation appropriate for the climate and conditions.
2. Include maintaining and replacing plantings as needed in homeowners' association documents.
3. The proposed plan moves snow storage to the E side of Golden Heights Road. The Department of Public Works agrees to allow this change if snow is removed from the site and carried across the road and is kept clear of the drainage ditch on the E side of Golden Heights Road. Keeping the drainage ditch on the SE side of the road clear is very important, especially during the spring.
4. Proposed vegetation, such as trees in this area, will have to be placed and maintained so they do not interfere with the proper operation of the drainage ditch.
5. Staff would like to have a condition of approval that the snow storage arrangement be subject to review in April 2024 and April 2025, modified if there are issues with ice build-up or runoff outside the ditch. The review should be conducted at a minimum by the Department of Public Works/Road Agent and the developer. Other staff can be involved if necessary. The Department of Public Works will provide the Planning Board with a written report on how the arrangement worked and if any modifications are necessary. The report should be presented to the Planning Board at the May 2024 and May 2025 meetings. The building footprint and associated improvements as necessary may vary by up to 10% without Planning Board approval.

MOTION: "to approve the amended Golden Heights Site Plan subject to the conditions stipulated to alter the amended plan before the Planning Board today."

Motion: B. Spence

Second: M. Koppel

Vote: 5 – Yes, 2 – No

OLD BUSINESS:

Mark Decoteau update on Road Project:

Mark Decoteau updated the Board on the status of the road paving project and stated that all the paving will be done next week.

Working Groups Review:

Concerts-The concert working group proposed requiring a permit for special events.

EV Charging/Alternative Energy-The EV Charging/Alternative Energy working group proposed some draft amendment language.

Dark Skies-Bill Spence reported that he will represent the Dark Skies working group at the next Select Board meeting and request funds to hire a lighting consultant to understand modifications needed to encourage businesses in town to comply with Outdoor Lighting Regulations.

COMMITTEE REPORTS:

Town Core Group: Nancy Knight reported that the town core group discussed the road striping and delineator layout of the newly paved roads and the walkway between the Golden Eagle Lodge and Town Square.

Conservation Commission: Nothing new to report

CALENDAR REVIEW:

Special Meeting of the Planning Board: September 28, 2023, at 8 a.m.

Regular Meeting of the Planning Board: October 12, 2023, at 8 a.m.

ADJOURNMENT:

MOTION: "To adjourn meeting at 10:50 a.m."

Motion: M. Koppel

Second: S. Spence

Vote: 7 – Yes, 0- No

Respectfully submitted,
Alisha Harrington