

Waterville Valley Planning Board
Summary of the Minutes for the
Planning Board Meeting
Held on Thursday, October 12th, 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, Rich Rita (via Zoom), Bill Spence, Morgan Diehm (via Zoom), Katherine Brennan (seated)
 2. **Alternate Members in Attendance:** Alan Berko (seated), Margaret Turner (seated), Rick Smith
 3. **Members Absent:** Vice-Chair Nancy Knight, Mike Koppel
 4. **Alternate Members Absent:** Rob Wilson
 5. **Public in Attendance:**
Mark Decoteau, Alisha Harrington, Tara Bamford (via Zoom), Joshua Kutin (via Zoom), Jennie Lucas (via Zoom), Cathlin Lord (via Zoom), Linda Coleman
- Unidentified Zoom Attendees: 0**

REVIEW and ACCEPTANCE of MINUTES:

Minutes of the September 14th, 2023, Planning Board Meeting

MOTION: “To accept the minutes as amended.”

Motion: B. Spence

Second: K. Brennan

Vote: 7 – Yes, 0 – No

Minutes of the August 28th, 2023, Planning Board Meeting

MOTION: “To accept the minutes as amended.”

Motion: B. Spence

Second: K. Brennan

Vote: 7 – Yes, 0 – No

NEW BUSINESS

Rules and Procedures

John Recine asked the Planning Board to read the Rules and Procedures for review at the next board meeting.

Select Board Update

Rich Rita clarified that the Select Board appointed Kathy Brennan to fill the member position occupied by Jennie Lucas. Rick Smith was appointed to fill the alternate position occupied by Kathy Brennan. He also reported that the Select Board granted The Villas at Waterville Valley a

waiver not to have a dumpster on the property because the dumpster pad will not work for the town's trash truck.

Lot Line Adjustment Application – 4 Brownstone Way 105-10132A and 11 Golden Heights Rd 105-010031

The Planning Board reviewed the Lot Line Adjustment Application. After discussion, the Board asked the applicant to provide a more detailed plan to include buildings and the driveway.

MOTION: “The board approve the lot line adjustment subject to a condition that a revised map be submitted containing the details related to the driveway and placement of the buildings.”

Motion: B. Spence

Second: K. Brennan

Discussion continued after the motion, and it was noted that the area of adjustment on the plan showed 0.9 acres but should have been 0.09 acres. The Board felt that the application and plan were inaccurate because of the mistake. The Board asked that the applicant submit a revised plan for review at the next meeting. The application did not need to be re-noticed. Bill Spence withdrew his previous motion to approve the application.

MOTION: “To continue the decision on the lot line adjustment application to the next Planning Board meeting in November.”

Motion: B. Spence

Second: K. Brennan

Vote: 7 – Yes, 0 – No

OLD BUSINESS:

Proposed Zoning Amendments

The Planning Board discussed the description language for the proposed zoning amendments and voted on whether to move them forward to a Public Hearing.

Draft Amendment 1. Would repeal the standalone “Town of Waterville Valley, New Hampshire, Flood Plain Management Ordinance” in its entirety and replace it with a new Article to be contained within the Town’s Zoning Ordinance with updated language as required for continued participation in the National Flood Insurance Program, both the existing and proposed ordinances containing only the minimum required elevation, flood-proofing and record-keeping requirements.

MOTION: “That the Planning Board submit the national floodplain insurance program to a public hearing, and the draft description is used in the public hearing notice and warrant article.”

Motion: B. Spence

Second: K. Brennan

Vote: 7 – Yes, 0 – No

Draft Amendment 2. Would add language to C) Definitions in Article III, J) Uses in Article IV, and parking requirements in Article V.C regarding electric vehicle (EV) charging to allow EV charging stations for residents, employees and visitors to a property as an allowed accessory use; and add EV charging as a business Permitted in the VC, C1 and SC zoning districts and allowed by Special Exception in the HDR, REC and Snow’s zoning districts.

MOTION: “To finalize the language of the EV charging stations for residents and businesses submitted to a public hearing subject to any amendments proposed by the land use consultant.”

Motion: B. Spence

Second: A. Berko

Vote: 7 – Yes, 0 – No

Draft Amendment 3. Would make changes to the wording of Article IV J Uses to clarify that the intent of the “a/SE” category is to allow some additional activities as accessory uses to augment existing businesses or residential complexes. Would also remove the language specifying that camping is allowed as part of a special event, leaving that to be decided along with other details through any special event regulations that may be adopted by the Selectboard in the future instead.

MOTION: “That the amendment to article IV section J Uses with regard to recreation and entertainment events be presented to public hearing.”

Motion: B. Spence

Second: M. Turner

Vote: 7 – Yes, 0 – No

Draft Amendment 4. Would support the use of solar energy in Waterville Valley by (1) stating that additional building height is allowed for solar collectors; (2) allowing the owner of more than one lot to have their solar collectors and the buildings they serve on different lots; and (3) allowing solar collectors to be 10 feet from side and rear lot lines like fences and small accessory buildings.

MOTION: “To present the amendment to article IV, referring specifically to solar installations, to a public hearing.”

Motion: B. Spence

Second: K. Brennan

Vote: 7 – Yes, 0 – No

Draft Amendment 5. Would bring the Zoning Ordinance into compliance with state statues regarding small wind energy systems by addressing issues such as setbacks, height, noise, and public notice; and would allow the owner of more than one lot to have their small wind energy system and the building(s) it serves on different lots.

MOTION: “To propose an amendment to the zoning ordinance that refers specifically to small wind energy systems to public hearing.”

Motion: B. Spence
Second: K. Brennan
Vote: 7 – Yes, 0 – No

Working Groups Review:

Dark Skies-Bill Spence reported that the Dark Skies working group is in the process of trying to find a lighting consultant.

COMMITTEE REPORTS:

Town Core Group: Nothing new to report

Conservation Commission: Nothing new to report

CALENDAR REVIEW:

HOP Grant Public Meeting: October 26, 2023, at 6 p.m.

Public Hearing-Zoning Amendments: November 8, 2023, at 6 p.m.

Regular Planning Board Meeting: November 9, 2023 at 8 a.m.

ADJOURNMENT:

MOTION: “To adjourn meeting”

Motion: B. Spence

Second: K. Brennan

Vote: 7 – Yes, 0- No

Respectfully submitted,
Alisha Harrington