

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Planning Board Special Meeting**  
**Held on Monday, January 15<sup>th</sup>, 2024, at 8:00 am**

**MINUTES**

**The 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, Morgan Diehm, Katherine Brennan

**2. Alternate Members in Attendance:** Alan Berko (seated), Rick Smith (seated)

**3. Members Absent:** Bill Spence

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

**5. Public in Attendance:**

Mark Decoteau, Steve Royer, Sharon Charron, Tara Bamford (Contract Town Planner, via Zoom), Laurie Fernandes, Alan Waters, Jennie Lucas (via Zoom), Paul Bardaro (via Zoom), Barry Fish (via Zoom), Kayla Tavares (via Zoom)

**Unidentified Zoom Attendees: 0**

**Zoning Amendment #11 • 00:03:03**

The Planning Board discussed proposed amendment # 11 to remove outdated language in the zoning related to remodeling and repairing. Removing the language would prevent confusion and ensure consistency with building code language.

**MOTION: “amendment #11 be brought forward to a public hearing”**

Motion: R. Rita

Second: M. Diehm

Vote: 7 – Yes, 0 - No

**Zoning Amendment # 6 • 00:13:35.**

The Planning Board discussed the rationale behind amendment #6 and its potential impact on housing in Waterville Valley.

**Background of Zoning Amendment Number Six. • 00:18:06.**

- The amendment was initiated to address housing challenges and explore ways to facilitate building housing in Waterville Valley **easier**.
- The goal was to create housing opportunities by adjusting setback regulations in high-density residential and village commercial zoning districts.

**Housing and Zoning Changes. • 00:25:37.**

- The discussion focused on the short-term and long-term implications of zoning changes.

- The proposed changes aim to facilitate housing projects and provide flexible zoning for rentals and sales.

**Public Concerns and Dialogue • 00:36:20 – 01:14:48**

- Concerns about the potential impact on existing property owners, particularly those in low-density residential (LDR), were raised.
- Existing property owners expressed concerns about the lack of analysis on the potential impact of the proposed changes on their properties.
- The discussion highlighted the differences in setback and height allowances between LDR, village commercial (VC), and high-density residential (HDR) zones, leading to concerns about the impact on views and privacy.
- The need for more discussion and exploration of alternative options before making a decision was emphasized.

**MOTION: “to drop for further consideration, after public hearings, proposed amendment # 6.**

Motion: R. Rita

Second: M. Koppel

Vote: 6 – Yes, 1 - No

**ADJOURNMENT:**

**MOTION: “To adjourn meeting”**

Motion: M. Koppel

Second: A. Berko

Vote: 7 – Yes, 0- No

Respectfully submitted,  
Alisha Harrington