

Waterville Valley Planning Board  
Summary of the Minutes for the  
**Special Planning Board Meeting**  
**Held on Thursday, September 23rd, 2021, at 8:00 am**  
**Hybrid In-Person/Zoom- Town Hall**

**MINUTES**

**Video recording of the meeting is available on the Town website.**

**THE MEETING WAS CALLED TO ORDER by Chair Wendi Rathgeber 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 Wendi Rathgeber, Vice-Chair Nancy Knight, Mike Koppel, Rich Rita, John Recine, Bill Spence, Bill Larsen
2. **Alternate Members in Attendance:** Lisa Reid, Rob Wilson, Terry Waite
3. **Members Absent:**
4. **Alternate Members Absent:**
5. **Public in Attendance:**  
Alisha Harrington, Mark Decoteau, Tara Bamford, Craig Larson

**MEETING:**

**Old Business: Land Use/Zoning Discussion**

The Planning Board continued its discussion on C. Larson's proposal to develop guest cottages on his property located in LDR (Lower Density Residential). R. Rita recused himself from the conversation as he is a property-owning abutter. C. Larson's proposal included four options, and he requested feedback from The Planning Board on which option to pursue. 1) submit a Subdivision Application, 2) get a special "permit" from the Zoning Board of Appeals, 3) propose a zoning change in LDR (Lower Density Residential) allowing for lodging, or 4) to request a zoning change which would allow his property to be changed from LDR to REC (Recreational) and then to change the REC zoning ordinance to allow lodging in REC. Applying for a Conditional Use Permit for a PUD (Planned Unit Development) was suggested as another option during the conversation. The Planning Board did not make a final decision on whether it supported any of the options discussed.

**Old Business: Chapel Committee Update**

The Chapel Committee is working on a Purchase and Sales agreement and has plans to present a Site Plan for conceptual review to The Planning Board soon.

**Calendar Review**

The next regular meeting of the Planning Board will be on October 14<sup>th</sup>, 2021, at 8 am.

## **ADJOURNMENT**

**MOTION: “to adjourn meeting.”**

Motion: B. Spence

Second: N. Knight

Vote: 6-Yes 0-No

Respectfully submitted,  
Alisha Harrington