Waterville Estates Village District

Planning Board Minutes – September 8, 2022

The Planning Board meeting was called to order at 1600 hours on September 8, 2022. Present were Mark Canfield, Ned McElroy, Mike Palm, Ryan Timms, and Carol Ogilvie via Zoom.

Mr. Canfield read aloud the Planning Board draft minutes from July 11, 2022. Two items requiring edits were pointed out:

- 288 responses to the survey (not 388)
- Remove typo in "common threat" ("comcommon threat")

Mr. Palm motioned to approve the July 11, 2022 draft minutes as amended. Mr. McElroy seconded and the motion passed (3 in favor, Mr. Timms abstained). Mr. Canfield stated he would provide WEVD's Allison Smith with the approved minutes for posting.

Mr. Canfield asked to review Ms. Ogilvie's Vision Summaries to ensure the language conveys all aspects of the vision. Ms. Ogilvie state the Vision Summary should be succinct and the heavier substance will come later in the sections of the Master Plan.

Mr. Canfield read aloud the Vision Summary articulated in the Key Themes. Discussion took place regarding the language of "ecosystem" in the Natural Environment section. Discussion took place regarding survey responses requesting additional non-skiing recreation opportunities in the Recreation section. Discussion took place regarding the Land Use theme. Ms. Ogilvie stated we are challenged by being a Village District adhering to Zoning by both Campton and Thornton, as well as Bylaws governed by the Association. Mr. Canfield suggested the Board investigate the respective bylaws of each town. Mr. McElroy stated that he and Mr. Panuczak began looking at the bylaws and understand Campton and Thornton do not have building code and only require septic plans. Mr. McElroy further stated he intended to look into regional inspectors.

It was agreed that the Board would secure the respective bylaws for audit. Mr. McElroy and Mr. Timms were assigned Thornton, Mr. Canfield and Mr. Palm Campton, and Ms. Ogilvie would look into state requirements.

Discussion took place regarding the responses to Land Use questions. Mr. Timms opined that the bulk of responses were either those that didn't want Waterville Estates to "become Massachusetts" or those that believe WEA is already governing Land Use under the HOA bylaws. Mr. Canfield stated WEA has recognized the bylaws are not enforced. Mr. Timms stated the need to involve WEA and audit the bylaws, as well as understand the responsibility of the Building Committee.

Discussion took place regarding Land Use and Roads/Water.

Mr. Canfield motioned to accept Ms. Ogilvie's Vision Summary. Mr. McElroy seconded and the motion passed by unanimous vote.

Discussion took place regarding the in-person Community meeting to present the Master Plan Vision Summary. Discussion took place regarding facilitating the meeting and the board's overall role as

facilitators of the community's desires. The board agreed to hold the meeting on October 1, 2022, at 1300 hours. Mr. Canfield will discuss authorizing funds for meeting material and refreshments with the WEVD Commission.

The next Planning Board meeting was scheduled for September 22, 2022, at 1600 hours.

Mr. Canfield motioned to adjourn. Mr. Palm seconded and the motion passed by unanimous vote. The meeting adjourned at 1734 hours.

Respectfully submitted

Ryan Timms