## Waterville Estates Village District

### Planning Board Minutes – January 12, 2023

The Panning Board was called to order at 17:01 hours on January 12, 2023. Present were Mark Canfield, Gerry Panuczak, Mike Palm, and Ned McElroy. Guests included Carol Ogilvie.

Mr. Panuczak read the December 15, 2022 draft minutes. Mr. McElroy motioned to approve minutes of December 15, 2022 meeting as written and sent to Planning Board members. Mr. Canfield seconded the motion. All members voted affirmative.

Mr. Panuczak read the May 5, 2022 draft minutes. Mr. Canfield motioned to approve minutes of May 5, 2022 as written and sent to Planning Board members. Mr. McElroy seconded the motion. All members voted affirmative.

Mr. Canfield led a discussion about the latest draft of the Master Plan. Highlights of the discussion were:

1) There are 1400 acres included in Waterville Estates Village District in the towns of Campton and Thornton
2) There are 900 buildable lots of which approximately 500 are improved
3) Mr. Canfield is attempting to get the road mileage and improved and gravel status
4) Town roads are generally paved while Village District roads are generally gravel
5) There is a 20 year road paving plan under development
6) The Village District abuts National Forest land
7) The Village District has easy access to major interstate roads
8) The Village District was created under RSA 52
9) Responsibilities should be kept intact between WEA, Village District, Towns, and State
10) The status of WEA progressing on Bylaw revisions is unknown at this time and Bylaw enforcement is hard to ascertain other than anecdotal evidence of the clear cutting done on several building sites
11) Members will provide Chapter 7 information to Mr. Canfield who will forward to Ms. Ogilvie
12) Mr. Canfield and Mr. McElroy will distill Town Zoning Ordinances and provide to Carol
13) Mr. Canfield will attempt to have the development plans reduced for inclusion in the Master Plan document
14) Mr. McElroy will provide Village District historical timeline to Ms. Ogilvie.

The next meeting is scheduled for February 2, 2023 at 16:00 hours.

The Planning Board was concluded at 17:47 hours on January 12, 2023 by unanimous roll call vote of Board members present.

Respectfully Submitted

Gerry Panuczak