Waterville Estates Village District

Planning Board Minutes – March 2, 2023

The Panning Board was called to order at 16:00 hours on March 2, 2023. Present were Mark Canfield, Gerry Panuczak, Mike Palm, Stan Bujalski, Ryan Timms, and Ned McElroy. Guests included Carol Ogilvie and Nancy Abrams.

Mr. Panuczak read the January 12, 2023 draft minutes. Mr. McElroy suggested an amendment to include language that he was to get Village District historical data to Ms. Ogilvie. Mr. Palm motioned to approve minutes of January 12, 2022 meeting as amended. Mr. McElroy seconded the motion. All members voted affirmative, except Mr. Bujalski, who abstained.

Mr. Canfield offered a brief statement thanking the Board for work, and stating that we will soon reach a milestone where the Master Plan will be memorialized as an approved Village District document.

Mr. Canfield and Ms. Ogilvie share draft talking points that the Board will use moving forward. Mr. Canfield asked Board members to comment. Mr. McElroy emphasized that the most important parts of the plan is the continuation of recreation, and the maintenance of assets. He emphasized that governing bodies must work together so that recreation spending does not outpace means to maintain assets. Mr. Canfield pointed out that the talking points can be adjusted depending on the audience. Mr. Palm stated that the main audience is the community. It is the first such plan in 35 years and is in keeping with the vision, and will course future actions and budgets. Mr. Bujalski stated that the plan includes much community input, and should improve communication to owners. Mr. Bujalski asked what order of review and approval is next. Ms. Ogilvie stated that the Board ultimately approves following a public hearing, but other bodies can be given draft for review such as towns. Mr. Canfield stated that the towns should be allowed to review and provide input. Mr. Panuczak stated the plan identifies accountabilities, and also shows that the community is much more than just recreation and facilities. Mr. Canfield stated that recreation is important as it generates economic activity in the region and long-term viability. Mr. Canfield stated that the plan will allow other entities better understand the governance at the Village District, and allow for more informed interactions. Mr. Canfield will summarize these discussions.

Mr. Canfield stated that the current building permit and lack of inspections created a gap in the building process. Mr. Panuczak stated that the building permit is an Association document, and the Board has no jurisdiction. He suggested that Mr. Bujalski, Mr. Beard, and himself have reviewed and edited the document which will be presented to the Association for any possible action. Mr. Canfield will share the annotated version for Board member input.

The next meeting is scheduled for March 23, 2023 at 16:00 hours.

The Planning Board was concluded at 17:14 hours on March 2, 2023 by unanimous roll call vote of Board members present.

Respectfully Submitted

Gerry Panuczak