



Public Hearing Notice

Thursday, October 11, 2018 at 8:00 AM

Town of Waterville Valley, New Hampshire

The Waterville Valley Planning Board will hold a public hearing on Thursday, October 11, 2018 at 8:00 AM at the Waterville Valley Town Office to receive public comments on the following zoning amendments proposed by the Planning Board for adoption at 2019 Town Meeting:

Amendment No 1. would make minor modifications, corrections, clarifications, updates throughout the Zoning Ordinance.

Amendment No 2. would: (A) Modify the allowed uses in each Zoning District (Article IV), increase opportunities for business and recreation, and change several Definitions accordingly (Article III C.); (B) Remove the retail setback exemptions (Article IV.C.8. and IV.H.11) while enabling the Planning Board to approve Planned Unit Developments (PUDs) in Higher Density Residential, Village Commercial and Commercial 1 Districts for more flexibility in site design for all uses, and eliminating extra step of Selectboard review for PUDs (Article V.O.); and (C) Consolidate lists of permitted uses, accessory uses and special exceptions for each Zoning District (Article IV) into a single table.

Amendment No 3. would remove “Single family dwelling, a two family dwelling or two family residential unit” from the allowed uses in the Village Commercial District and remove “Multi-family dwelling” from the allowed uses in the Commercial District in order to reserve remaining undeveloped land in these Districts for business development (Article IV). Dwelling units would still be allowed in both Districts above the ground floor.

Amendment No. 4. would reduce the front setback in Commercial 1 from 35 ft to 20 ft to allow for more pedestrian-friendly “store fronts” (Article IV. H. 9.a.).

Amendment No. 5. would amend the parking requirements and give the Planning Board the authority to approve more flexible parking arrangements (Article V. B and C).

Amendment No. 6. would strengthen the Outdoor Lighting Regulations to protect dark skies and prevent glare (Article V.S.). Adds exemptions such as holiday lighting and illumination of flags.

Amendment Nos 7., 8., and 9. would eliminate the small scattered pieces of the Village Commercial District in order to focus commercial activity in the village center:

Amendment No. 7. would rezone the one lot Village Commercial District adjacent to the municipal complex on the north side of Tripoli Rd. to Special Civic District consistent with adjacent land.

Amendment No. 8 would rezone the two lot Village Commercial District on the south side of Tripoli Rd. across from the municipal complex to Lower Density Residential District consistent with the existing use.

Amendment No. 9 would rezone the two lot Village Commercial District at the corner of Valley Rd. and Noon Peak Rd. to Higher Density Residential District consistent with the land on three sides.

The full text of the amendments can be viewed at the Town Office during regular business hours (Mon-Fri, 8AM to 4PM). Written comments may be submitted in advance of the hearing addressed to Planning Board, PO Box 500, Waterville Valley, N.H. 03215.