

**Waterville Valley Planning Board
Town of Waterville Valley, NH**

NOTICE OF DECISION

Application for Amended Site Plan Approval: Golden Heights Road, LLC, Map 105 Lots 10.31B & 10.31C

Findings

1. The Amended Site Plan Application was accepted as complete on September 14, 2023, and a duly-noticed public hearing was held on September 14, 2023.
2. The amended application consists of the following materials, which are hereby incorporated by reference:
 - A. Plan Set with a revision date of August 21, 2023, prepared by Horizons Engineering and containing:
 - SHEET C2. 01 – PROPOSED SITE LAYOUT PLAN
 - SHEET C2. 02 – PROPOSED UTILITIES AND GRADING PLAN
 - SHEET C2. 03 – RECREATIONAL TRAIL RELOCATION
 - B. Landscape Plan prepared by Howard A. Snyder, Licensed Landscape Architect, Dated August 24, 2023.
3. Proposed amendments to the previously approved project include the following:
 - A. The multi-purpose trail has been relocated to be more in line with the easement and has been reduced to fifteen feet from 20 feet.
 - B. The relocation of the multi-purpose trail also provided room for (6) guest parking spots for the development.
 - C. Installation of a trailhead sign along trail in line with the start of the first building, a split rail fence almost the entire length of the trail as it crosses the front of the Property, as well as a row of hydrangeas shrubs that will be planted at the beginning of the trail.
 - D. Snow storage capacity of the project has increased to 6,000sf from 5,561sf.
 - E. The pervious pavement in the upper parking lot has been extended along Unit 13.
 - F. The retaining wall to the west of unit 12 was reconfigured to incorporate the existing conditions with the installed propane tanks.
 - G. The retaining wall and patio for Unit 1 were relocated.

- H. The Landscaping plan has been updated to show a more robust landscape design in the area between the property line and the multi-purpose trail.
- I. The roof chimneys have been updated to a more traditional style.
- J. Staff comments were provided in writing on August 25, 2023, and addressed drainage, snow storage and plowing, and public safety. It was noted that the Director of Public Safety supported the additional parking spots.

Action of the Board

On September 14, 2023, at a properly noticed meeting of the Waterville Valley Planning Board, it was voted to approve the Amended Site Plan Application of The Golden Heights Road, LLC, as summarized above, subject to the following waivers and conditions:

Conditions Precedent

1. Replace the split rail fence shown on the plan with an evergreen vegetation screen for the length of the six parking spaces that will be pruned as needed to keep free of the multi-use path.
2. Revise the plan to show additional deciduous trees and a mix of evergreens and deciduous vegetation in the snow storage area between the parking area and the trail.

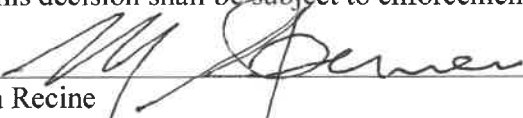
Conditions Subsequent

1. The plantings will be native vegetation appropriate for the climate and conditions
2. Include maintaining and replacing plantings as needed in homeowners association documents.
3. The proposed plan moves snow storage to the E side of Golden Heights Road. The Department of Public Works agrees to allow this change if snow is removed from the site and carried across the road, and is kept clear of the drainage ditch on the E side of Golden Heights Road. Keeping the drainage ditch on the SE side of the road clear is very important, especially during the spring.
4. Proposed vegetation, such as trees in this area, will have to be placed and maintained so they do not interfere with the proper operation of the drainage ditch.

5. Staff would like to have a condition of approval that the snow storage arrangement be subject to review in April 2024 and April 2025, modified if there are issues with ice build-up or runoff outside the ditch. The review should be conducted at a minimum by the Department of Public Works/Road Agent and the developer. Other staff can be involved if necessary. The Department of Public Works will provide the Planning Board with a written report on how the arrangement worked and if any modifications are necessary. The report should be presented to the Planning Board at the May 2024 and May 2025 meetings. Building footprint and associated improvements as necessary may vary by up to 10% without Planning Board approval.

Appeals and Enforcement

1. Any person aggrieved by this decision has the right to appeal within 30 days from the date of the decision by the Planning Board (RSA 677:15).
2. The Planning Board may revoke this approval pursuant to RSA 676:4-a for failure to conform to the statements, plans or specifications upon which this approval was based, or material violation of any requirement or condition of approval; failure to perform any condition of approval within the required timeframe, or if no timeframe is specified herein, within the time periods specified in RSA 674:39; when the time periods specified in RSA 674:39 have elapsed without any vesting of rights as set forth therein, and the plan no longer conforms to applicable ordinances or regulations; or if required security is no longer provided.
3. This decision shall be subject to enforcement as provided in RSA 676:15 et seq.


John Recine
FOR Chair, Waterville Valley NH Planning Board

SECRETARY

9-21-23
Date