



Public Hearing Notice

Wednesday, January 13, 2021 at 6:00 PM

The Waterville Valley Planning Board will hold a public hearing on Wednesday, January 13, 2021 at 6:00 PM via Zoom video conference to receive public comments on zoning amendments proposed for consideration at 2021 Town Meeting.

The public will have access to contemporaneously listen to and participate in this hearing through the video conferencing by going to www.zoom.us and clicking on "Join a Meeting" and entering Meeting ID **899 9752 0271** and Passcode **783943** or by phone by calling (646) 558-8656 and entering the Meeting ID and Passcode when asked. If you are unable to connect using either method, please call (603) 236-4730.

Amendment No. 1 would make several updates and clarifications throughout the Zoning Ordinance. These include:

- Clarify how the Ordinance is applied.
- Specify when a permit is required for a Home Occupation.
- Replace various inconsistent terms for lodging with a single term, "Lodging Facility."
- Add definition for "transient," meaning offered for rent for stays less than a month.
- Clarify that the rental of 1 or 2 bedrooms in an owner-occupied residence for nontransient use is an allowed Accessory Use.
- Add definition for "short term rental," meaning transient rental of a dwelling unit.
- Correct the definition of Two-Family Residential Unit.

Amendments No. 2 and 3 would add the rental of 1 or 2 bedrooms in an owner-occupied residence for stays less than a month to Article IV as a new use subject to the Home Occupation requirements.

- Amendment No. 2 would add this use in the High Density Residential (HDR) District, Village Commercial (VC) District and Commercial (C1) District.
- Amendment No. 3 would add this use in the Low Density Residential (LDR) District.

Amendment No. 4 would add Bed and Breakfast as a new use allowed by Special Exception in the High Density Residential (HDR) District and as a Permitted use in the Village Commercial (VC) District. (Articles III and IV)

Amendments No. 5, 6 and 7 would add a new section called "Short Term Rentals" (Article V) and do the following:

- Amendment No. 5 would enable any dwelling unit to be rented out as a Short-Term Rental for up to 30 days per year without a permit.
- Amendment No. 6 would add Short Term Rental as a new use in the High Density Residential (HDR) District, Village Commercial (VC) District and Commercial (C1) District. This would enable owners of dwellings in these districts to obtain permits to rent their dwellings out as Short-Term Rentals for an unlimited number of days each year. (Articles IV and V)
- Amendment No. 7 would similarly add Short Term Rental as a new use in the Low Density Residential (LDR) District. (Articles IV and V)

The full text of the amendments can be viewed at www.watervillevalley.org or at the Town Office during regular business hours. Please call (603) 236-4730 to make other arrangements to obtain a copy. Written comments may be submitted in advance of the hearing addressed to Planning Board, PO Box 500, Waterville Valley, N.H. 03215.