

TOWN OF WATERVILLE VALLEY
PLANNING BOARD
Waterville Valley Town Hall Meeting Room
Wednesday, December 13th, 2023, at 6:00 p.m.

PUBLIC HEARING

The Waterville Valley Planning Board will hold a Public Hearing on **Wednesday, December 13th, 2023 at 6:00 p.m.** to receive public comments on the following proposed zoning amendments:

The Public Hearing for zoning amendments 1-5 was held on November 8, 2023.

Proposed Amendment No. 6

Would make side and rear setbacks the same for all property in Village Commercial (VC), Higher Density Residential (HDR), and Lower Density Residential (LDR) Districts – 20 feet except 10 feet for accessory buildings no larger than 150 sq.ft., as they currently are now except for properties in VC and HDR that abut LDR which now require 35 feet.

Proposed Amendment No. 7

Would vary the front setback in the Village Commercial (VC) District according to which zoning district is across the street. The front setback would remain 35 feet across from HDR and LDR, but would be reduced to 25 feet across the street from Special Civic (SC) and 20 feet across the street from Commercial 1 (C1) and Village Commercial (VC).

Proposed Amendment No. 8

Would make it easier to add an accessory dwelling unit (ADU) to a single-family dwelling (to form what is called a “Two-Family Residential Unit” in Waterville Valley’s Zoning Ordinance) by reducing the parking requirement for the accessory apartment from 2 spaces to 1 space.

Proposed Amendment No. 9

Would help ensure that parking lots and garages constructed are no larger than necessary by tailoring the parking requirements to each specific development proposal.

Proposed Amendment No. 10

Would add a new section to the Planned Unit Development (PUD) provisions (Article V. Section O) that would enable the Planning Board to approve a higher number of one or two-family homes in a PUD than would be allowed in a conventional subdivision, provided the homes are no more than 1,200 sq. ft. and not used as a Short Term Rental for more than 30 days per year. Additional criteria would include arrangement and design to facilitate neighborhood character.

The public is welcome to attend in person in the Town Hall Meeting Room. Additionally, the meeting will be available to view via live stream on the Waterville Valley YouTube page. Persons planning to participate via Zoom in the hearing or require special accommodations are asked to contact the Town Office at (603) 236-4730 in advance.

The full text of the amendments can be viewed at <http://www.watervillevalleynh.gov> or at the Town Office during regular business hours.