



MEETING NOTES
February 26, 2008
Public Workshop #6 – Village Planning

1. What is the status of the new Story Center building?
The development team is planning, designing and pricing alternatives that would meet the current regulations and still meet the vision for traditional New England architecture.

2. Sidewalks are needed around the resort, particularly near the ski area. It's nice to see a vision that includes pedestrian amenities.
The campus plan around the hotel and resort amenities as well as the village will have plenty of sidewalks and pedestrian connections. Additionally, an elaborate trail system is planned resort-wide. There will also be future plans to help connect bicycle linkages to the bike path anticipated to connect Twin Mountain area to Franconia.

3. Public access should be preserved and people generally trust the developer when the developer says that the resort will not be private. Yet, how do you maintain access when new homeowners with different perspectives may try to thwart that concept?
The developer definitely encourages public interaction; the village can not survive without public access. Additionally, the hotel will always have public access; it is an historic site which should always remain open to the public. And to allow public access to new development areas, the developer has intentional design tools that discourage the “gated community” such as multiple access points and offering a diversification in residential housing stock and therefore lifestyles that do not generally admire the gated community appearance. Additionally, the developer will set the tone early in the planning and sales process explaining the vision that does not call for a private destination.

4. What about private amenities and activities?
The skiing, golf and recreational amenities and activities do not work without public access. There was some controlled access in place at the hotel do to high traffic volumes and previous misuse of the hotel facilities. In the future, the developer is looking into a passport system for local residents during those high traffic times which will allow them to “bypass” any temporary controlled access points. A limited number of common areas and/or additional pools and trails within a specific residential neighborhood may be limited to those property owners who pay for those amenities.

5. The second newspaper article in the paper regarding the Village Overlay District stated a list of purposes and benefits of the district. The word “incorporate” was on the bulleted list. What was meant by that?

It was a typo. The list was copied from a recent presentation and the last bulleted point “Incorporate additional amenities” was cut off and the bullet point just read “Incorporate”. The article will be changed to address this typo. In no way is the resort considering incorporating as its own town. This was simply a typo.

6. Comment: Very excited about the increase to the tax base. This is friendly green growth that we should all be welcoming.

7. A natural asset that should be protected is the dark sky. How is this going to be addressed?

The developer will follow the Dark Skies standards throughout the development project. Intrusive lighting has always been a concern of the developer’s in past projects and lighting standards are written into the design guidelines for every project.

8. What are the resort’s plan to incorporate sustainable design and green elements into the future plans?

A resort-wide committee has been formed to address sustainable operations, development and energy. The committee is currently developing implementation “tasks” on all levels. The development team has hired a third party group to develop Sustainability Guidelines for all new residential development. Each home will be required to meet a minimum rating under these guidelines with the ability and guidance to build a “greener” home. The resort is also looking into alternative energy and fueling sources and district heating for the village. A presentation on the resort’s Sustainability efforts will be given in the near future.

9. Comment: The town of Littleton and the greater area benefit greatly from what is proposed; this really helps the economy in the region.

10. Will the Village Overlay District address setbacks ?

No, just the four issues outlined in the proposed ordinance (parking, streets, signage and heights). The underlying zoning still remains in affect in addition to the flexible standards in the Village Overlay.