

COÖS COUNTY PLANNING BOARD  
Lancaster, NH  
July 8, 2015

**Present from the Board:** John Scarinza – Chair; Fred King – Vice Chair; Jennifer Fish – Clerk; Ed Mellett, Scott Rineer, Mike Waddell, Rep. Leon Rideout; alternate Tom McCue; and Board Secretary Suzanne Collins.

**Also in Attendance:** Burke York, York Land Services; Charles & Sonja Sheldon, Christine & Michael Vigneault.

John Scarinza, Chair, called the meeting to order at 6 PM.

**APPROVAL OF MINUTES OF JUNE 23, 2015:**

Mike Wadell made a motion to approve the minutes of June 23, 2015 as distributed. Fred King seconded the motion. There was no discussion. All board members voted in favor of approval.

**HEARING OF THE PUBLIC:**

No items discussed.

**NEW BUSINESS:**

**Minor Subdivision – Millsfield – Charles and Sonja Sheldon – Tax Map 1623, Lot 19.**

John Scarinza reviewed the subdivision checklist included with the owners' subdivision application. He noted that the item "Final Drainage System" was marked N/A and stated that the Board may need this information.

Mike Waddell asked about the 15' Right of Way. Surveyor Burke York explained that the Sheldon's are reserving this ROW that crosses the subdivision. The ROW is part of the old Route 26 and the deed restriction is noted on the subdivision plat. Also included on the plat is the calculation of minimum lot size by soils.

Burke York explained that the Sheldon's lot consists of 120 acres and they propose to subdivide a 3.85 acre lot. The Sheldon's Bed & Breakfast is located on the northeast corner of Lot 19. The new lot borders Route 26 and will have its own driveway. Burke explained that the State of NH DOT driveway permit is not included with the application as DOT now requires subdivision approval prior to granting a final permit. DOT has issued a permit number which is included on the plat. He also added that there is no seasonal high water.

John Scarinza stated that the applicant has submitted all the information required. Rep. Rideout made a motion to accept the application as complete. Fred King seconded the motion. All voted in favor.

The Chairman then opened the **Public Hearing** for a 3.85 acre subdivision in Millsfield as submitted by Charles and Sonja Sheldon and asked for any public comment.

Sonja Sheldon spoke in favor of the Board granting the subdivision approval for this house lot that will be conveyed to Michael and Christine Vigneault.

There being no further public comments, John Scarinza closed the public hearing. He then opened the issue up for further Board discussion.

Mike Waddell made a motion to accept the Minor Subdivision application filed by Charles and Sonja Sheldon for a 3.85 acre lot in Millsfield – Lot 19.1 conditional on receipt of a final driveway permit from NH DOT and payment of application fees. Rep. Rideout seconded the motion. John Scarinza questioned the 4000 sq. foot allowance for septic as he thought the state standard was 5000 sq. feet. Burke York stated that the applicants have received subdivision approval from NH DES and it is 4000 sq. feet.

Tom McCue thanked York Land Services for their diligence in submitting a complete application. He stated that oftentimes, applications are lacking information and must be tabled and acted on after all necessary application components have been received.

The Chairman called for a vote on the Waddell motion to approve the Minor Subdivision. All board members voted in favor.

**OLD BUSINESS:**

John Scarinza explained that he has scheduled a Board meeting for July 15<sup>th</sup>. Dixville Capital, LLC has requested a second preliminary consultation on its anticipated concept plan for a Planned Development Subdistrict in Dixville. Further, they will be coming to the Board on July 29<sup>th</sup> with a complete application. At that meeting the Board should be prepared to define the scope of regional impact in preparation for a Public Hearing on August 18<sup>th</sup> in Colebrook. Rep. Rideout asked if the Colebrook Planning Board will be notified and wondered if the August 18<sup>th</sup> meeting should be a joint meeting.

Sue Collins explained that the application is for a Planned Development District in Dixville as the applicant needs to present a plan that convinces the Coos County Planning Board that it should recommend to the Commissioners and Delegation a change in the Zoning Map. The areas proposed for development are currently Management District (MD) and Development District – General (DD-G). The next step would be Site Plan Review.

Ed Mellett stated that he does not want to delay the development.

Discussion followed on the scope of regional impact versus economic impact. John Scarinza read the checklist of regional impact criteria derived from RSAs 36:54-58.

Mike Waddell recommended that the Board obtain legal advice on determining the scope of regional impact. John stated that he has spoken with Attorney Bernie Waugh and can certainly contact him. Fred King stated that he agrees with Mike that the Board must exercise due diligence in each step of this unique project. Fred added that as stated at past meetings, the Chairman should be the Board's liaison to the developer and other professionals.

John Scarinza stated that if in doubt as to whom to notify on regional impact, the Board should provide notification, weigh the evidence submitted and its source.

**DATE AND TIME OF NEXT MEETING:**

July 15, 2015, 6 PM, North Country Resource Center, Lancaster.

**ADJOURNMENT:**

Mike Waddell made a motion to adjourn. Rep. Rideout seconded the motion and all voted yes.

Respectfully submitted,

Suzanne L. Collins  
Secretary to the Planning Board