

COÖS COUNTY PLANNING BOARD

Lancaster, NH

April 22, 2015

Present from the Board: John Scarinza – Chair; Fred King – Vice Chair; Jennifer Fish – Clerk; Ed Mellett, Scott Rineer, Mike Waddell, Commissioner Tom Brady; alternates Mark Frank and Tom McCue;

Also in Attendance: Tara Bamford, North Country Council; Chuck Henderson, Senator Jeanne Shaheen's Office; and Chris Jensen, *NHPR*.

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

APPROVAL OF MINUTES OF MARCH 24, 2015:

Ed Mellett made a motion to approve the minutes of March 24, 2015 as distributed. Mike Waddell seconded the motion. Tara Bamford asked Chairman Scarinza if she could make a clarification about the minutes. On page 7, paragraph 4, the sentence should say, If an applicant wants site plan review regulations changed, the applicant needs to request the regulation to be waived in writing. All voted in favor of approval with the noted amendment.

LETTERS AND CORRESPONDENCE TO THE BOARD:

Jennifer Fish stated that a copy of the letter to Dixville Capital from NH DES was received. The letter is requesting additional information in regards to the Wetland permit application submitted by Dixville Capital.

RATIFICATION OF BUILDING PERMITS:

441	David & Wanda Pike	Success	4/1/15	Rebuild camp that burned in Jan. 2015 (28x44)
442	Henry Gosselin Living Trust	Success	4/1/15	Concrete foundation under existing camp; replace septic system; enlarge patio.

A motion was made by Fred King and seconded by Tom Brady to ratify the building permits. All voted to approve.

ZONING ORDINANCES UPDATE DISCUSSION

Chairman Scarinza recognized Tara Bamford and asked her to continue the discussion of updating the Coös Zoning Ordinances. At the last meeting, Tara had brought a list of items to be discussed that goes under zoning. She asked that tonight's focus be on seasonal dwellings vs. remote camps. Prior to the meeting she identified on the unincorporated tax maps all non-conforming lots with a building on it. Non-conforming lots that are less than 2 acres and there are a lot of leased lots that are less than 2 acres. Tara noted that there is no mention in the zoning ordinances of grandfathered lots. The ordinances describe grandfathered uses but nothing about lots. Tara distributed the state of Maine's Land Use Regulatory Commission (LURC) section on non-conforming uses and structures. Tara asked the Board to review the section between meetings and see if there is anything the board members might think would be helpful. Tara made a recommendation that the Board consider separating non-conforming lots, non-conforming buildings and non-conforming uses. She also recommended that contiguous lots be carefully considered as well.

Tara recommended that the discussion be broken down in to sections:

What is permissible and not relative to:

- ✓ the kind of roads the lot is on,
- ✓ seasonal camps,

- ✓ conversion of camps on fee simple lots to year-round,
- ✓ conversion of camps on leased lots to year-round,
- ✓ new lease lots (are new leased lots approved?)

New lease lots

John recommended that the same rules would apply to new lease lots that apply to new non-leased lots. A discussion was had on the number of buildings allowed on a lot and what is considered a residence. The current zoning ordinances do not address if you can have only one principal use or principal building on a lot. Also, that new lease lots need to conform to our current regulations in case in the future they are sold and that the same conditions that apply to fee simple lots should apply to new leased-lots.

Conversion of camps to year-round

A discussion was had whether it matters if it is on a leased lot or a fee simple lot. The board agreed that they should be treated the same. Also a discussion was had about the definition of a seasonal dwelling versus a permanent residence. Also, in order for it to be converted to a year-round residence it needs to be on a Class 5 highway or has public access for emergency access.

Seasonal camps

A discussion was had about new seasonal camps and the kind of road that is required. *Any new seasonal camp lots that don't have access to a public highway would have to make their own provisions and demonstrate that they have legal access.* Any lots that don't have highway frontage that don't meet the state law will require a waiver from the County Commissioners.

The Board members discussed lot size and possibly establishing new zoning districts for existing areas in the Unincorporated Places such as "Little Berlin" in Wentworth Location that would be given special exceptions for variances.

TIME AND DATE OF NEXT MEETING:

John Scarinza stated that he had heard from Burt Mills of Dixville Capital. He anticipated that they would possibly be ready to meet with the board for a pre-application conference in the next couple of weeks. The date May 6th was suggested. John will confirm with Mr. Mills that May 6th is acceptable to them. The meeting will be held in Colebrook with the location to be determined. The board will also meet on Wednesday, May 13th at 6 pm in Lancaster to continue zoning ordinance discussions.

ADJOURNMENT:

Tom Brady made a motion to adjourn. Mark Frank seconded the motion and all voted yes.

Respectfully submitted,

Jennifer Fish, Clerk