



## COÖS COUNTY PLANNING BOARD

Date: July 19, 2023

Time: **6:00 p.m.**

Place: North Country Resource Center - 629 Main Street - Lancaster, NH

### AGENDA

1. Call to order.
2. Seating of Alternates.
3. Approval of minutes of the June 21, 2023, meeting.
4. Applications:
  - a. Public hearing on proposed scope of work for the traffic study required as a condition of the Board's March 15, 2023 approval of the site plan application submitted by Dixville Capital, LLC. for expansion of the Balsams Ski Area on NH Route 26 in Dixville (Tax Map 1626, Lots 1, 2, 3.3, 3.4, 6.3, 6.4, and 6.4a). The proposal includes ski lifts, ski terrain, snowmaking, and a gondola and ski back bridge over NH Route 26.
  - b. Application of Propan Realty LLC to amend the site plan approval granted by the Board on April 19, 2023 to retain a 24-seat restaurant and lounge area at 469 Route 26 in Millsfield, Lot 1623-018, in addition to the 5 lodging units recently approved. If the application is accepted as complete, a public hearing will immediately follow.
5. Discussion of Potential Zoning Changes.
6. Approved Zoning Permits: None to present.
7. Any other business.
8. Date and Time of Next Meeting: August 16, 2023 @ 6:00 p.m.
9. Adjournment.