

COÖS COUNTY PLANNING BOARD
Granite State Room, Lancaster NH
April 26, 2016

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

Also in Attendance: Tara Bamford, North Country Council; Ron Antsy, NH Fire Marshal; Ed Brisson, Clay Smith and Burt Mills, Dixville Capital, LLC; members of the press and members of the public.

John Scarinza, Chair opened the meeting at 6:02 PM.

APPROVAL OF MINUTES OF JANUARY 18, 2016

A motion was made by Mike Waddell and seconded by Rep. Rideout to approve and accept the minutes as presented.

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

NEW BUSINESS

Dixville: Site Plan Application for redevelopment and expansion of the ski area at the Balsams Resort – Review for completeness of application.

At this point, planning board member, Scott Rineer, recused himself due to a conflict of interest. Chairman Scarinza appointed alternate Tom McCue to sit in for Scott Rineer. Chairman Scarinza explained that Tara Bamford had also been sent a copy of the application for her to perform a review prior to the meeting. Chairman Scarinza distributed Tara's comments on the application to the Board and applicant.

Burt Mills gave an overview of the maps that are included in the application for the ski area expansion. The plan contains 1,200 acres of skiing with the potential for 23 lifts. Mike Waddell asked what the developers were looking to actually construct this year. Burt responded that they hope to construct four lifts and develop 250 acres in 2016. They are not asking for any road construction, buildings, or specific trail or lift construction in this site plan application. In addition, an Alteration of Terrain permit is not being provided.

Mike Waddell asked about the fall zone from the wind turbines. He asked where that was depicted on the map. Burt Mills responded that it is a 1300 ft discouragement zone. It is an area that the SEC requested from the wind park owner. Chairman Scarinza said he did look at the SEC permit and it indicated that the wind park owner, Brookfield provide a safety plan for the wind towers. John Scarinza requested that a legal opinion be provided to the board or some kind of documentation from Brookfield that addresses the issue.

The Board began the review of the application accompanied with Tara's comments. Tara asked the developer what exactly are they are asking for with this application because she was unclear. Burt Mills replied that this site plan application is for the overall plan and the process is in put in place for the entire expansion of the ski area. Burt Mills referred to page 14 of the application. The site plan requirements with Tara Bamford's comments (in italics) are as follows:

SUBMISSION REQUIREMENTS - SITE PLAN REGULATIONS

A. General Requirements

Site plan with the following characteristics:

- a. Maximum plan size: 22" x 34"
- b. Suggested scale: 1" = 40'
- c. Submit three (3) copies of blue or black line prints
- d. Date, title, north point, scale
- e. Name and address of developer, owner, and applicant if not the owner
- f. Name, address and stamp of the Registered Professional Engineer and/or Registered Land Surveyor who prepared the plan.

Provided but match lines should be added. Legend is incomplete.

The board agreed with Tara's comment.

B. Site Plan Requirements

1. Surveyed property lines showing bearings, distances, monuments, the lot area, and names of all abutters.

Preliminary information has been provided. Applicant should request a waiver from this requirement following waiver procedures in Section VIII of the Site Plan Review Regulations.

The board agreed with Tara's comment.

2. Existing and proposed grades, drainage systems and structures, with topographic contours at intervals not exceeding 2 feet with spot elevations where grade is less than 5% (percent), otherwise not exceeding 5-foot contour intervals.

A waiver is requested to allow 20-foot contours. However, there is no source provided on the plans. Are these surveyed, modeled from DEMs, or USGS?

The board agreed that the source should be added to the plan.

3. The location of all buildings within 50 feet of sight lines of existing abutting streets, and the location of all intersecting roads or driveways within 200 feet, together with an identification of the use of abutting properties.

Provided

4. Natural features such as streams, marshes, lakes, or ponds, types of vegetation, and ledge outcrops. Man-made features such as, but not limited to, existing roads, structures and landscaping. Such map shall indicate which of such features are to be retained and which are to be removed or altered.

Provided.

5. A vicinity sketch (suggested scale 1" equals 400') showing the location of the site in relation to the surrounding public street system. The zoning districts and boundaries for the site and up to 1,000 feet from the site shall be shown. One hundred year flood elevation line shall be included where applicable.

Provided.

6. The size and proposed location of water supply and sewage facilities and provision for future expansion of sewage and water facilities, and all distances from existing water and sewage facilities on the site and on abutting properties to a distance of 200 feet.

The applicant needs to provide evidence of DES approval of this expanded use of the water and wastewater facilities serving Wilderness Base Lodge if the intent is to include that facility in this application at this time. In addition, water supply for snowmaking is not shown.

Ed Brisson of Dixville Capital stated that Wilderness Base Lodge is an existing lodge and no changes are being proposed. The building has its own septic system and its own well. The Board agreed with Tara's comment and would like a letter from DES. Burt Mills said that the DES Wetlands Permit contains the information about the snowmaking pipelines getting water to the ski area. The pipelines will then follow ski trails. Tom McCue suggested that the reference to the Wetlands Permit be included in the application. Burt Mills said he would bring a set of drawings independent of the permit for the board to review.

7. The size and location of existing and proposed public and private utilities and utility connections, with all necessary engineering data. Include provisions for fire protection.

Not shown on plans. Narrative states will follow access roads. No fire protection.

Burt Mills referred to Map H-4 for explanation of power service. A majority of the land is non-franchised by a power company. Eversource and NH Electric Cooperative working together to work it out. The power lines will come up over the ridge from Errol.

John Scarinza asked about the fire protection. He asked Fire Marshall Antsy about how that will be coordinated. Fire Marshall Antsy requested a meeting with the planner. Rick Tillotson recommended that the board receive a letter from the NH Safety Services department and the Fire Marshall will need to sign off on the ski lifts.

ing board to receive insight and guidance from the board on how detailed his comments need to be.

John Scarinza stated that the ancillary buildings as part of the ski area build out such as an i.e. pump house should be located on the site plan documents. The footprints of the buildings that will be constructed in the next 18 months need to be documented on the site plan.

8. The shape, size, height, and location of the proposed structures, including expansion of existing buildings.

Ski lift areas are shown. No detailed information is provided for the ski back bridge, lift line crossings of NH 26, Wilderness Base Lodge or other buildings mentioned in the application.

John asked if the ski back bridge requires a permit from NH Department of Transportation. Burt Mills replied that it does but there is only a conceptual drawing at this time. It needs to be drawn by a NH structural engineer and stamped which is currently in process. Dixville Capital is also reviewing the value of the project because the cost is more than what was expected. As a conditional of approval, the

board agreed that the applicant will need to have a permit from DOT and a final design for the ski back bridge.

9. The location, type and size of all proposed landscaping and screening.

Incomplete - should be shown for area along NH 26, in particular in reference to the ski back bridge, lift line crossings of NH 26, and access roads.

The board agreed that the ski back bridge is still a work in progress.

10. Exterior lighting plan and proposed signs (advertising and instructional) to be located on the site.

Incomplete. Should include number, location, height of fixtures, manufacturers spec sheet, and hours of operation. Also, night skiing terrain is shown on the plan, but no lighting is shown for visitor travel to and from the lift area or at the lift area.

The board asked the applicant to provide the details for anything planned in the next 18 months. The board requested that the applicant provide specifications for the lighting. A condition of approval will be stamped engineer drawings.

11. A storm drainage plan, including plans for retention and slow release/recharge of storm water where necessary, including the location, elevation, and site of all catch basins, dry wells, drainage ditches, swales, culverts, retention basins and storm sewers. Indicate direction of flow through the use of arrows. Show the engineering calculations used to determine drainage requirements. A plan for long-term maintenance of the storm water facilities must be included. Indicate plan for snow removal and storage.

Incomplete. The Planning Board specifically rejected the applicant's request to rely on the DES AOT permit for storm water. See Findings B. 12. The Board did allow that any specific element of the County's regulations that is duplicated by DES permit requirements can be documented by receipt of the DES permit. This means, for each of the 10 standards listed in Section VI.C. of the Site Plan Review Regulations, it is the responsibility of the applicant to provide the relevant language from the state regulations that demonstrates that compliance with the DES AOT permit will also mean the project is in compliance with the County standard.

The board agreed with Tara's recommendation.

Tom McCue made a motion to continue this meeting for May 18th at 6 pm at the Lancaster Town Hall. Rick Tillotson seconded the motion. All voted yes. The meeting was adjourned at 9:25 pm.

Respectfully submitted,
Jennifer Fish, Clerk