

COÖS COUNTY PLANNING BOARD  
Lancaster, NH  
October 25, 2017

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

**Also in Attendance:** Ed Brisson, Dixville Capital, LLC; Tara Bamford, Planning Consultant; and members of the press.

John Scarinza, Chair, called the meeting to order at 6:05 PM.

**APPROVAL OF MINUTES OF SEPTEMBER 13, 2017:**

Fred King made a motion to approve the minutes of September 13, 2017 as distributed. Ed Mellett seconded the motion. There was no discussion and the minutes were approved by unanimous voice vote.

**PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS:** none

**SEATING OF ALTERNATES:**

Chairman Scarinza stated that Tom McCue would sit in for Scott Rineer who was excused from the meeting.

**DIXVILLE Subdivision Application – Dixville Capital, LLC:**

Chairman Scarinza stated that Dixville Capital, LLC had submitted a signed application for a lot line adjustment affecting certain tracts of land currently owned by Bayroot, LLC and the State of NH (Dixville Map 1626, Lots 1 and 2).

Ed Brisson, Dixville Capital, LLC presented the plan as prepared by Horizons Engineering. John Scarinza proceeded through the subdivision checklist. It was noted that due to the size of the lot, the applicant should seek a waiver request to go from 5' intervals to 20' intervals. Tara Bamford stated that she did not think the entire checklist needed to be covered because a previous iteration of this application had previously been approved by the Board in 2016 but it had not been recorded yet. She also noted that there are various Planning Board forms that need updating including the subdivision checklist.

It was noted that the lot line adjustment plan needs to be signed off by the Horizons engineer. Ed Brisson stated that it had not been signed earlier in the day due to a family emergency.

He stated that basically the new plan moves one lot line over a small amount and this slight change will minimize wetlands impact and improve the skiing experience. Since the 2016 plan had not been recorded, he will ask the Board to void it. Additionally, currently the driveway into the Dixville Notch State Park is on Bayroot, LLC property. The State would like the driveway on its own property and this lot line adjustment fulfills that request.

Fred King asked if all parties to this application are in agreement. John Scarinza read a letter received from the NH Department of Natural and Cultural Resources stating they have knowledge of this proposed

lot line adjustment and they support it. They did, however, state that it would have to be approved by the Governor and Council (G&C). John also read a letter from Bayroot, LLC confirming that Dixville Capital, LLC is an authorized agent to submit this application as the land is under option with Dixville Capital, LLC. Both letters are on file.

Mike Waddell made a motion to accept the subdivision application of Dixville Capital, LLC for a lot line adjustment as complete. Fred King seconded the motion. There being no questions forthcoming, the Chairman called for a vote which was unanimously approved.

Ed Brisson emphasized that this is just a minor adjustment of what was approved last year. Tom McCue inquired if the Board's approval needs to be conditioned since this subdivision will not be recorded until the closing of financing. Tara Bamford reminded Board members that any plans that the Board has and will approve cannot be recorded until the PUD (Planned Unit Development) permit is recorded. Tara added that so far in the discussion of this application two conditions must be met – signature by certified engineer and G&C approval.

### **PUBLIC HEARING**

John Scarinza opened the Public Hearing on the Dixville Capital, LLC Subdivision Application for a lot line adjustment at 6:28 P.M.

Edith Tucker asked how many acres we are talking about in the change. Ed Brisson replied that the acreage is the same from the plan approved in 2016, just the lot line has changed.

There being no further questions, John Scarinza closed the public hearing at 6:30 P.M.

### **RETURN TO REGULAR MEETING**

Rep. Moynihan asked if the purpose of the lot line adjustment is for wetland mitigation. Ed Brisson replied that it is a portion of the mitigation and not the only land. He indicated that this is the only parcel that will actually have ownership transferred to the State. All other mitigation lands are under a conservation easement.

Prior to the vote, John Scarinza read the text of the Public Notice to add clarity to what was expected in a forthcoming motion.

*Notice is hereby given in accordance with RSA 676:4 that the Coös County Planning Board will meet on October 25, 2017 at 6:00 P.M. at the North Country Resource Center, Lancaster NH to consider the application for a lot line adjustment submitted by Dixville Capital, LLC for land of Bayroot, LLC, Map 1626, Lot 1, and the State of New Hampshire, Map 1626, Lot 2, on NH Route 26 in Dixville. Upon a finding by the Board that the application meets the requirements of the Coös County Subdivision Regulations, the Board will vote to accept the application as complete and a public hearing will immediately follow...Upon approval of this application, the approval previously granted on July 5, 2016 for a lot line adjustment between these two lots shall be revoked.*

Mike Waddell made a motion to approve the application of Dixville Capital, LLC for a lot line adjustment in Dixville, NH on the lands of Bayroot, LLC and the State of NH with the stipulation that the approval previously granted on July 5, 2016 is revoked and that this plan must be signed by a certified engineer and approved by the NH Governor and Council. Leon Rideout seconded the motion.

Fred King noted that no other abutters attended the meeting. The Chairman called for a vote and all members voted in favor of the motion.

**RATIFICATION OF BUILDING PERMITS:** none.

**OTHER BUSINESS:**

John Scarinza informed members of the Board that on Friday, October 20, 2017 the Board of Commissioners and the Coös County Delegation met to review and take action on the Planning Board's recommended amendments to the Zoning Ordinances. Both bodies approved the changes. John indicated that the document will now be finalized and he will recommend to the Commissioners to enter into an agreement with Tara Bamford to get this done.

Edith Tucker asked Ed Brisson when Dixville Capital will bring in the ski area plans. Ed Brisson replied that he is not sure when.

Jennifer Fish asked Board members if they want her to order the most recent edition of Planning Board statutes which just became available. All agreed that she should order one for each member of the Board.

**TIME AND DATE OF NEXT MEETING:**

It was agreed that the next meeting will be held at the call of the Chair. It may not be necessary to hold a meeting in November.

**ADJOURNMENT:**

Mike Waddell made a motion to adjourn. Leon Rideout seconded the motion. All voted in favor.

Meeting adjourned at 6:45 PM.

Respectfully submitted,

Suzanne L. Collins  
Secretary