

COÖS COUNTY PLANNING BOARD
Lancaster, NH
June 23, 2015

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

Also in Attendance: Tara Bamford, North Country Council;

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

APPROVAL OF MINUTES OF May 27, 2015:

Ed Mellett made a motion to approve the minutes of May 27, 2015 as distributed. Fred King seconded the motion. All voted in favor of approval.

HEARING OF THE PUBLIC:

There were no members of the public present.

NEW BUSINESS:

None.

RATIFICATION OF BUILDING PERMITS:

443	Alec Dumesnil	Success	SU 0202015B	28'x26' garage
444	Richard and Beverly Leclerc	Cambridge	CA 0205-001	30'x26' two-story garage
445	Brian Emerson	Odell	OD 0207-007/1	In-kind dock replacement

A motion was made by Fred King and seconded by Scott Rineer to ratify the building permit for Alec Dumesnil. All voted to approve.

A motion was made by Mike Waddell and seconded by Mark Frank to ratify the building permit for Brian Emerson. All voted to approve.

A motion was made by Fred King and seconded by Scott Rineer to ratify the building permit for Richard and Beverly Leclerc. 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. Tara handed out to the board a working draft of the Zoning Ordinances for the Unincorporated Places. (*A copy of the draft is on file*). The first section discussed was 2.05 Repair or Removal of Damaged and Unsafe Structures. The word

variance was changed to extension and the length of time for clearing debris or rebuilding was changed from 1 year to 2 years.

A discussion was had about the definition of 3.19 Coverage in regards to impervious surfaces. It was recommended that the definition be removed since it was only used in section 7.05. A discussion was also had regarding structures and if fences are really considered a structure. Tara agreed to bring some language from the town of Gorham's ordinance and other examples for the board to review.

It was recommended that a definition be added for a Driveway. The definition, 3.27 Family was changed to include related and unrelated persons. The board discussed the definition 3.36 Home Occupation. The ordinance doesn't allow for either a home occupation or a home business so Tara will find some examples for the board to review. The definition, 3.37 Junk would be removed and a new definition for Junk Yard would replace it to be more consistent with the State of NH's definition. The definitions 3.69 Remote Camp, 3.70 Remote Camping Site, and 3.77 Setback were discussed and updated to be more consistent throughout the ordinances.

Tara noted that she made a note on all of the protection districts about having standards or guidelines to measure against whether or not a permit is granted in these districts. For example in 4.03A Aquifers (PD1), best management practices for storage and use of hazardous and toxic materials could be used or in 4.03C Critical Wildlife Habitat, the NH Fish & Game would have to comment. Tara will also provide to the board some language about flood prone districts and that the burden of proof is on the applicant to show that it is not in the flood prone district.

Ed Mellet asked that we review 4.03 C Critical Wildlife Habitat (PD3). He thought that the Description and Conditions needed to be clarified as to where the PD3a zone ends and the PD3b zone starts because is not identified on the zoning maps. Tara recommended that the NH wildlife habitat maps be referenced. John Scarinza said he will invite NH Fish & Game to a meeting to discuss and get clarification.

Tara included in the draft a new section, 4.04c Uses that would require a Conditional Use Permit. She added a Planned Unit Development and a Cluster Development. This new section would be used and the 4.05b Planned Development Subdistricts (DD-P) would be deleted. She also asked the board about 4.05c Residential Development Subdistricts (DD-R) because she did not see any of those districts on any of the maps. If there was no such subdistrict the section 4.08 could be removed.

The section 4.07 Planned Development Subdistrict (DD-P) would be moved to a new location in the ordinances and be a named Planned Unit Development. The language that Tara provided is very similar to the process that was used for Bretton Woods and other similar developments. A discussion was had about what the minimum square feet and acreage would be for a planned unit development for all building floor area. In the current ordinance, 30,000 square feet is the minimum and at least 150 contiguous acres for residential and/or recreational land uses. The board asked Tara to research some other ordinances to see what minimums are used. Tara said she would also provide the board with information about soil-based lot sizes.

TIME AND DATE OF NEXT MEETING:

The next scheduled planning board meetings are as follows:

July 8, 2015 Granite State Room, Lancaster, NH at 6 pm

July 15, 2015 Colebrook Town Hall, Colebrook, NH at 6 pm

July 29, 2015 Granite State Room, Lancaster, NH at 6 pm

August 18, 2015 Granite State Room, Lancaster, NH at 6pm

Scott Rineer mentioned that he will be recusing himself from any votes pertaining to Dixville Capital, LLC. Chairman Scarinza noted that it will be important for planning board members to notify Jennifer if they will not be able to attend a meeting to ensure that the board has a quorum to conduct business.

ADJOURNMENT:

Fred King made a motion to adjourn. Ed Mellet seconded the motion and all voted yes.

Respectfully submitted,

Jennifer Fish
Clerk