

COOS COUNTY PLANNING BOARD
Lancaster, NH
December 12, 2013

Present from the Board: John Scarinza – Chair; Fred King – Vice Chair; Commissioner Tom Brady, Ed Mellett, Scott Rineer; Alternates Mark Frank (*arrived at 6:07*) and Thomas McCue, Jennifer Fish, Clerk; *Excused: Mike Waddell and Representative Larry Rapport.*

Present from the Public: Andy Nadeau, Horizon Engineering on behalf of CLP Bretton Woods, LLC; Sharon Gauthier and Paul Schmidt on behalf of Androscoggin Valley Regional Refuse Disposal District; and Edith Tucker, *Coös County Democrat*

John Scarinza, Chair, opened the meeting at 6:02 PM. In the absence of Board members Mike Waddell and Representative Rapport, Chairman Scarinza designated alternate Mark Frank and alternate Thomas McCue to sit in.

PUBLIC HEARING

1. Chairman Scarinza recognized Andy Nadeau to present plans for a subdivision on Map 1604; Lot 10.2 on behalf of CLP Bretton Woods, LLC. The subdivision application states the intent is to divide Lot 10.2 into two lots. The total acreage is 28.76 acres. The Lot 10.2 will be divided into one lot of 10.42 acres and the second lot will be 18.34 acres. This subdivision had been previously submitted to the board. At the time of that presentation the Board had questions regarding that the lot is a landlocked parcel. Mr. Nadeau explained that he did some research and discovered that there was no road frontage. He further explained that a 50 foot wide easement was created over a gravel road and currently serves as the primary access to this land. The use of the land will not change it will still be part of the golf course. There were no comments or questions from the public. The public hearing was closed.

MINUTES OF AUGUST 27, 2013:

Tom Brady made a motion to approve the minutes of August 27, 2013 as distributed. Ed Mellett seconded the motion. With no further comments forthcoming, the Chairman called for a vote to accept the minutes and all voted in favor of approval.

LETTERS & CORRESPONDENCE TO THE BOARD:

There were none to report.

NEW BUSINESS:

The Board reviewed the subdivision application submitted by CLP Bretton Woods, LLC. A motion was made by Fred King and seconded by Tom Brady to accept the application. The Chairman called for a vote to accept the application and all voted in favor. A motion was made by Ed Mellet to accept the two waivers requested in the subdivision application; the identification of wetlands and scale of the land. The motion was seconded by Fred King and all voted in favor. A motion was made by Fred King to approve the subdivision as presented and seconded by Scott Rineer. There was no further discussion. All voted in favor of accepting the CLP Bretton Woods, LLC Subdivision in Crawford's Purchase.

BUILDING PERMITS:

Sharon Gauthier and Paul Schmidt (CMA) representing Androscoggin Valley Regional Refuse Disposal District (AVRRDD) came before the board to submit a building permit application for the installation of 4 sonotube concrete support structures to an existing building. The sonotubes are needed to effectively operate the landfill gas project. Fred King asked if all the state and federal permits will be applied for. Mr. Schmidt explained so only one other air permit is needed and the application will be submitted. Mr. Schmidt further explained that since this a modification to the existing system, the NH Department of Environmental Services (NH DES) will allow them to start construction and operate before the permit is approved. Mrs. Gauthier explained that this is only a temporary modification to give the engineers a chance to trouble shoot the system. The District is not looking at this as a permit solution. The Board requested that Mrs. Gauthier report back to the Board if the concrete supports are removed. Thomas McCue stated that he is alternate on the AVRRD Board and that he has no pecuniary interest in this building permit request. A motion was made by Ed Mellet to approve the AVRRDD building permit on the condition that all permit requirements needed from the NH DES be met. The motion was seconded by Fred King and all voted in favor.

Building Permit Ratifications:

The following building permit came before the Board to be ratified.

411	Wildcat Ski Area	Pinkham's Grant	20x40 seasonal patrol building
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HEARING OF THE PUBLIC:

There were no comments or questions from the public.

OTHER BUSINESS:

At a previous meeting, Chairman Scarinza was asked to contact Northern Pass to see if a representative would be interested in making a presentation to the Board. Scott Mason contacted Chairman Scarinza and John explained that the Board would like a presentation in regards to how the project will be cited in the Unincorporated Places and how similar

their zoning regulations are to the Coös County Planning Board's regulations. Mr. Mason said that they would do that and would be available in 2014.

Chairman Scarinza asked the Board to provide him with any specific questions that they may have so he can forward them to the Northern Pass representative prior to our meeting. Edith Tucker suggested that the Board ask them to bring their computers with the software that includes a model of the towers and also includes the topography of the land. Other topics such as how the wetlands will be handled, the impacts of the towers on wildlife, view sheds, and effects on natural resources were suggested by the Board. Chairman Scarinza will make sure that they have these questions before they come to the Board with their presentation.

ADJOURNMENT:

Fred King made a motion to adjourn at 7:05pm. Ed Mellet seconded the motion. All voted in favor of the motion.

Respectfully submitted,

Jennifer A. Fish
Planning Board Clerk