

COÖS COUNTY PLANNING BOARD
May 20, 2020

The regular meeting was opened at 6:05 pm. The Chairman John Scarinza read the following statement:

As Chair of the Coös County Planning Board, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are:

We are utilizing Zoom for this electronic meeting. All members of the Coös County Planning Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone # 1-646-558-8656 and meeting ID # 818-9339-8992 and password 040133, or by clicking on the following website address: www.zoom.us/join

We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically. Instructions have also been provided on the website of the Coös County Planning Board at: www.cooscountynh.us

If anybody has a problem, please call 802-785-9858

In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled. Please note that all votes that are taken during this meeting shall be done by roll call vote.

Let's start the meeting by taking a roll call attendance. When each member states their presence, please also state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law. The following were present:

Present from the Board: John Scarinza – Chair; Jennifer Fish – Clerk; Rep. Troy Merner, Scott Rineer – Vice Chair, Ed Mellet, Tom McCue, and Leon Rideout.

Also in Attendance: Tara Bamford, Planning Consultant; Earl Duval, Duval, Klasnick & Thompson LLC; Wayne Presby, Mount Washington Railway Company; Les Otten, Dixville Capital; and a member of the press.

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

APPOINTMENT OF ALTERNATES

Chairman Scarinza appointed alternate Leon Rideout to sit in for Michael Wadell and Tom McCue for Rick Tillotson.

APPROVAL OF MINUTES

Ed Mellet made a motion to approve the minutes of January 22, 2020 as distributed. Troy Merner seconded the motion. There was no discussion. Roll call as follows:

Troy Merner-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Leon Rideout-Yes	Tom McCue-Yes	John Scarinza-Yes	

NEW BUSINESS

- a. Notice is hereby given in accordance with RSA 676:4 that the Coös County Planning Board will meet on May 20, 2020 at 6:00 p.m. to review the Conditions of Approval issued on January 22, 2020 regarding the Site Plan Review application submitted by the Mount Washington Railway Company for construction of a new 26,000 sq. ft. maintenance facility at the Railway Base Station, 3168 Base Station Rd., Tax Map 1605-10.

Construction of a new 26,000 sq. ft. maintenance facility:

Attorney Duval gave a brief update on the status of some of the open conditions that are listed below:

Prior to final approval the following conditions must be met:

Conditions Precedent (to be met before approval is final and plans are signed)

Prior to final approval the following conditions must be met:

- 1) A conforming compliance letter submitted to the Planning Board from a licensed engineering stating that the plan will function properly and meet the County site plan requirements. Drainage calculations and engineer's letter dated April 20, 2020 Included in meeting packet as well as plan revised as recommended.
- 2) A Shoreland Protection Permit is issued by NH DES. Permit dated February 18, 2020 included in meeting packet.

Conditions Subsequent (to be followed after approval is finalized)

Prior to the start of construction the following conditions must be met:

- 3) The land transfer from the U.S. Forest Service is completed and recorded at the Registry of Deeds. Proposed additional language: ", or written authorization for construction is received from the U.S. Forest Service."
- 4) A building permit issued by the NH Fire Marshal's Office.

Attorney Duval explained that the demolition permit was issued and an application for a building permit has been submitted.

Prior to the connection of water the following condition must be met:

- 5) A septic design is approved by NH DES.

A motion was made by Leon Rideout to accept to the letter from the engineer for condition 1 and approve the additional language change to condition 3 and to authorize Chairman Scarinza to sign the plans dated March 12, 2020. Ed Mellet seconded the motion. There was no further discussion. The roll call was as follows:

Troy Merner-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Leon Rideout-Yes	Tom McCue-Yes	John Scarinza-Yes	

The motion passed 7-0.

OLD BUSINESS

a. Balsam's Application Status: T. Bamford

Les Otten gave the members a brief update on the status of the Balsams. Mr. Otten stated that he still committed to the project and was very close at the end of December and January getting the financing package together. Mr. Otten explained that when COVID-19 pandemic started that those investors withdrew their interest. Mr. Otten explained that Douglas Foy, former executive director of the Conservation Law Foundation, contacted him about the Balsams to assist with a new approach by looking at the impact investor. They will look at the environmental benefits of the project. Mr. Otten stated that he is encouraged by taking this new approach. He thanked the board for allowing him to provide an update.

RATIFICATION OF ZONING PERMITS

Leon Rideout made a motion to ratify the following zoning permit and Troy Merner seconded the motion.

503 David Marois & Lynda Roberts

Success

Enclose front deck

There was no discussion. The roll call is as follows:

Troy Merner-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Leon Rideout-Yes	Tom McCue-Abstain	John Scarinza-Yes	

The motion was approved 6-1(Abstained)

OTHER BUSINESS

None

TIME AND DATE OF NEXT MEETING

The next scheduled meeting is to be determined.

ADJOURNMENT

A motion was made by Tom McCue seconded by Ed Mellet to adjourn at 6:51 pm. The roll call is as follows:

Troy Merner-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Leon Rideout-Yes	Tom McCue-Yes	John Scarinza-Yes	

All approved.

Respectfully submitted,
Jennifer Fish, Clerk

Pending Approval