

COÖS COUNTY PLANNING BOARD
December 2, 2020

The regular meeting was opened at 6:04 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 # 87601862517 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, Mike Waddell, and alternates; Leon Rideout, Tom McCue, and Mark Frank.

Also in Attendance: Tara Bamford, Planning Consultant; Les Otten, Alex Richie and Ed Brisson of Dixville Capital LLC; and members of the press and the public.

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

APPOINTMENT OF ALTERNATES

Chairman Scarinza appointed alternate Mark Frank to sit in for Fred King.

APPROVAL OF MINUTES

Scott Rineer made a motion to approve the minutes of June 17, 2020 as distributed. Mark Frank seconded the motion. There was no discussion. Roll call as follows:

Troy Merner-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Mark Frank-Yes	John Scarinza-Yes	Mike Waddell-Yes	

The motion passed. 7-0

NEW BUSINESS

Notice is hereby given in accordance with RSA 676:4 that the Coös County Planning Board will hold a public hearing on December 2, 2020 at 6:00 p.m. regarding the application of Dixville Capital LLC to amend the Planned Unit Development Conditional Use Permit approved by the Planning Board on January 18, 2016 by changing the vesting period contained in Conditions of Approval A.10.a) and c) from 5 years to 10 years.

The public hearing was called to order by Chairman Scarinza at 6:15 pm. Mr. Les Otten, Dixville Capital LLC, gave a brief summary of the project status. As indicated in his letter dated October 30, 2020, Mr. Otten explained that he remains committed to the project.

There was no other public comment. The public hearing was closed at 6:42 pm.

The members of the board had a brief discussion. Tom McCue asked if the board had the authority to grant an extension to the vesting period. Chairman Scarinza and Tara Bamford both stated that they had the same question. Ms. Bamford explained that she consulted the board's attorney, Christine Fillmore. In a written correspondence, Attorney Fillmore responded that in her opinion the board can grant an extension for good cause. Ms. Bamford explained that the applicant has met the active and substantial development criteria of vesting.

Chairman Scarinza explained that for the board to grant an extension, the board needs to have a reasonable expectation that the project will move forward.

A motion was made by Mike Waddell to extend the vesting period from 5 years to 8 years with a reopening clause in the 8th year. There was no second, therefore the motion failed.

Mark Frank made a motion to extend the vesting period from 5 years to 9 years. Mike Waddell seconded the motion. There was no further discussion. The roll call was as follows:

Troy Merner-Yes	Scott Rineer-Abstain	Jennifer Fish-Yes	Ed Mellet-Yes
Mark Frank-Yes	John Scarinza-Yes	Mike Waddell-Yes	

The motion passed 6-1 (Abstention).

OLD BUSINESS

There was no old business to discuss.

RATIFICATION OF ZONING PERMITS

Scott Rineer made a motion to ratify the following zoning permits and Mike Waddell seconded the motion.

505	Mark & Rachel Roper	SU 0203-022	Success	7/15/20	26'x32' foundation under existing structure
506	Andrew Magoon	OD 0207-008/1	Odell	9/8/20	New Metal Roof

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

Troy Merner-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Mike Waddell-Yes	Mark Frank-Yes	John Scarinza-Yes	

The motion was approved 7-0

OTHER BUSINESS

Tara Bamford-2021 Planning Consultant Agreement

A motion was made by Mike Waddell to approve the 2021 planning agreement. The motion was seconded by Troy Merner. There was no further discussion. The roll call is as follows:

Troy Merner-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Mike Waddell-Yes	Mark Frank-Yes	John Scarinza-Yes	

The motion was approved 7-0

TIME AND DATE OF NEXT MEETING

The next scheduled meeting is January 20, 2021.

ADJOURNMENT

A motion was made by Mark Frank seconded by Scott Rineer to adjourn at 7:16 pm. The roll call is as follows:

Troy Merner-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Mike Waddell-Yes	Mark Frank-Yes	John Scarinza-Yes	

All approved.

Respectfully submitted,
Jennifer Fish, Clerk