

COÖS COUNTY PLANNING BOARD
February 24, 2021

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 #819 8463 2972 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; Scott Rineer – Vice Chair; Jennifer Fish – Clerk; Ed Mellet, Mike Waddell, Commissioner Tom Brady, Fred King* (Honorary Presence) and alternate; Tom McCue.

Also in Attendance: Tara Bamford, Planning Consultant; Burke York, York Land Services, LLC; Bernie Carrier and Ed Carrier, Pond Brook Estates; Representative Donald Dostie and Representative Dennis Thompson, and members of the public.

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

APPOINTMENT OF ALTERNATES

Chairman Scarinza stated that he wanted to recognize the recent passing of current board member Fred King. Mr. King was a founding member of the Coos County Planning Board in 1982 and was a past Chairman. Chairman Scarinza stated that the meeting will be dedicated in Fred's memory and he asked for a moment of silence.

Chairman appointed alternate Tom McCue to sit in for Rick Tillotson

APPROVAL OF MINUTES

Mike Waddell noted that a correction needed to be made to the minutes from January 20, 2021 meeting. It stated that he made the motion to accept the engineer's certification and approve the plan and he seconded the motion. The motion was actually seconded by Tom McCue. Tom McCue made a motion to approve the minutes with the correction. Mike Waddell seconded the motion. There was no further discussion. Roll call as follows:

Tom Brady-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Tom McCue-Yes	John Scarinza-Yes	Mike Waddell-Yes	

The motion passed. 7-0

NEW BUSINESS

- a. A public hearing was held regarding an amendment to the final approval granted for a ten lot subdivision by Pond Brook Estates LLC for Map 1623 Lot 009 off Signal Mountain Road in Millsfield to waive the requirements of Section 6.02 Monuments contained in the Coos County Subdivision Regulations.

Burke York submitted to the board a request for a waiver for Section 6.02 of the Coos County Subdivision regulations:

Monuments: Concrete bound monuments shall be set on the right-of-way lines, at the beginning and end of curves, angle points and on tangents with a maximum distance of one thousand (1,000) feet between bounds. Such bounds shall be of stone or concrete 4"x4"x36" long. Concrete bounds shall be reinforced with one half (1/2) inch diameter deformed bars. The bound shall be flush with the finished grade. No permanent monuments shall be set until all construction which might disturb or destroy the monuments is completed. Bounds shall be set by a land surveyor. There were no comments or questions from the public. Mike Waddell made a motion to approve the waiver request. Scott Rineer seconded the motion. There was no further discussion. The roll call was as follows:

Tom Brady-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Tom McCue-Yes	John Scarinza-Yes	Mike Waddell-Yes	

The motion passed 7-0. The chairman will sign the plans as soon as all fees are paid.

- b. Application of Ronald and Melissa Goslin for lot line adjustment between Lots 206-9 and 206-21 on Leblanc Avenue in Cambridge.

Burke York presented the application for the lot line adjustment. Tara Bamford explained that she consulted with the board's attorney, Christine Fillmore regarding the unusual nature of this lot line adjustment. Attorney Fillmore was fine the adjustment. Tara Bamford recommended that the board accept the application as complete.

A motion was made by Ed Mellet and seconded by Scott Rineer to accept the application as complete. There was no further discussion. The roll call was as follows:

Tom Brady-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Tom McCue-Yes	John Scarinza-Yes	Mike Waddell-Yes	

The motion was approved 7-0.

Chairman Scarinza opened the public hearing. A member of the public, Jill Bedard asked if the lot line adjustment is approved would there still be access to Leblanc Ave. Ms. Bedard stated that she accesses her property via LeBlanc Ave. Tara Bamford replied that after conferring with Attorney Fillmore that the right-of-way would still be in place. There were no other comments. The public hearing was closed.

Tom McCue made a motion to approve the lot-line adjustment. Ed Mellet seconded the motion. There was no further discussion. The roll call was as follows:

Tom Brady-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Tom McCue-Yes	John Scarinza-Yes	Mike Waddell-Yes	

The motion was approved 7-0. The chairman will sign the plans as soon as all fees are paid.

- c. Application of Lori Bach for six-lot major subdivision of Lot 1623-35 on NH Rte 26 in Millsfield.

Burke York presented the subdivision application. Tara Bamford reviewed the application prior to the meeting and recommended the board accept the application as complete with the noted waiver requests. The request is to waive regulations 5.01 .D.20 (Scale 1"=100') and 5.01 .D.18 (test pits).

Tom McCue made a motion to accept the application complete and to grant the waivers as requested. Ed Mellet seconded the motion. There was no further discussion. The roll call was as follows:

Tom Brady-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Tom McCue-Yes	John Scarinza-Yes	Mike Waddell-Yes	

The motion was approved 7-0.

Chairman Scarinza opened the public hearing. There were no public comments therefore the hearing was closed. A brief discussion was held regarding the flood plain in. It was recommended that Note 5 be changed to state that "Flood activity of Clear Stream on this property is unknown-FEMA has not mapped special flood hazard areas in Millsfield."

A motion was made to approve the application with the edit to Note 5 as stated above by Mike Waddell. Tom McCue seconded the motion. The roll call was as follows:

Tom Brady-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Tom McCue-Yes	John Scarinza-Yes	Mike Waddell-Yes	

The motion was approved 7-0. The Chairman will sign the plans after all fees are paid.

OLD BUSINESS

None

RATIFICATION OF ZONING PERMITS

None

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 7:15 pm. The roll call was as follows:

Tom Brady-Yes	Scott Rineer-Yes	Jennifer Fish-Yes	Ed Mellet-Yes
Mike Waddell-Yes	Tom McCue-Yes	John Scarinza-Yes	

All approved.

Respectfully submitted,
Jennifer Fish, Clerk