

COÖS COUNTY PLANNING BOARD
North Country Resource Center - Granite State Room
629 Main Street - US 3, Lancaster, NH
September 15, 2021

The meeting was opened at 6:07 p.m.

Present from the Board: John Scarinza - Chair, Scott Rineer - Vice Chair, Ed Mellett, Tom McCue, and Rep. Troy Merner.

Also in Attendance: Tara Bamford, Planning Consultant (via telephone); Carol Chase; Ronald Chase; Kevin Evans, Dartmouth College; Wayne Presby

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

APPOINTMENT OF ALTERNATES

None

APPROVAL OF MINUTES

Ed Mellett made a motion to approve the minutes of July 21, 2021. Tom McCue seconded the motion. There was no further discussion. The motion passed 5-0.

NEW BUSINESS

a. Design review application of David and Carol Chase for a minor subdivision of Parcel WL 0220-013 at 3433 Dam Rd - NH 16 and Dead Diamond Road in Wentworth Location

Carol and Ron Chase presented their preliminary plan for a two-lot subdivision. The new lot would have frontage on both Dead Diamond Rd. and NH 16. The remaining lot already has a building and driveway on NH 16. Tara Bamford reviewed her understanding of the questions for the Board based on her conversations with Carol and Ron, including whether or not access/frontage for the new lot on Dead Diamond Rd. would comply with the Zoning Ordinance frontage requirements, and whether or not the application will need to provide soils/perc test information or might they be able to obtain an approval from the Board conditioned on state subdivision approval. The applicants mentioned earlier accesses including a logging road off of NH 16 and an old driveway on Dead Diamond Rd. Ed Mellett noted that they will need the soils information and perc test for their state subdivision approval.

Kevin Evans, Director of Woodland Operations for Dartmouth College, reported that he reviewed the deeds for Dead Diamond Rd. back to 1807 and did not find any rights given to any others to use the road. It was agreed that this makes the question of access on Dead Diamond Rd. moot.

Chairman Scarinza went through the list of application requirements with the Chases and advised them on what the Board would expect to see added for a final plan, including:

- perc test, test pit, seasonal high water info and location on map
- soil types
- wetlands if any
- contours
- proposed driveway location

He advised the applicant to consult with NHDOT about the proposed driveway location before submitting a plan showing it.

Chairman Scarinza advised the Chases that the approval can happen in one meeting if the plan is complete, and that several other required items can be considered as conditions of approval rather than needed prior to consideration by the Board:

- documentation of permit from NHDOT or grandfathering for existing driveway on NH 16
- driveway permit from NHDOT on NH16 for new lot
- state subdivision approval from NHDES

The need for a building permit and septic design later prior to any construction on the new lot was confirmed. The applicants were advised to check with Tara Bamford if they have questions and informed that she will be reviewing the plan for the Board. Also advised to check with Linda Harris to make sure the abutters list is still current when they submit their final application.

b. Mount Washington Railway Company- Waumbek Station Conceptual Consultations

1. Waumbek Station lean-tos - proposed increase in length of platform

Wayne Presby explained that the Board had granted him site plan approval for a 20' x 90' platform with 3 lean-tos. He would like to revise the size of the platform to be 18' x 120'. This would comply with the zoning and not need a variance. The consensus of the Board was that this change will not require an amendment to the site plan approval.

2. Waumbek Station lean-tos - proposed increase in width of platform

Mr. Presby explained that in the future he may want to apply to the ZBA for a variance to the setback to widen the platforms to 28'. They would then be 15' from the lot line rather than the required 25'. He explained that this would leave sufficient space for rescue vehicles to pass. The consensus of the Board was that this change will not require an amendment to the site plan approval, but that updated plans should be provided for the file.

3. Winter season Snowcat tours/Snowcat Skiing

Mr. Presby is interested in seeing if there is a market for Snowcat tours and Snowcat skiing and is seeking input on what the Board would be looking for in a site plan application. The Snowcat will also be used for assisting with rescues and in case the train breaks down. He said it would be going up to about Skyline at about 5,100'. He explained that the Snowcat holds ten passengers and his plan this winter would be to offer a daily fee for as many trips as they can get in, meaning there will not be more than 10 people per day. Other activities will continue such as the train to Waumbek, snowshoeing, back country skiing, and some people skiing down from the train. He said the trail next to the track is easy and rolling.

Chairman Scarinza advised Mr. Presby to provide:

- a narrative with trips per day and number of skiers
- parking plan to show there is adequate room for the additional use
- any other infrastructure involved

Mr. Presby will have Earl Duval work with Tara Bamford to prepare the application.

OLD BUSINESS

None

RATIFICATION OF ZONING PERMITS

517	Beske/Green	W. Location	26'x30' cabin; 11'x4' pump house; 8' x8' side deck
518	Thomas Bushey	Odell	Replacement of existing 12' x 6'1½" porch

Chairman Scarinza explained that the first one is a 50 ft wide lot where they can't fit a septic system and NHDES approved a 2,000-gallon holding tank for seasonal use.

A motion was made by Scott Rineer, seconded by Tom McCue to ratify both zoning permits. The motion was approved 5-0.

There was discussion of looking at sections 8.04 and 8.05 in the Zoning Ordinance in the future to see if an amendment should be recommended to address further limiting the expansion of some buildings on nonconforming lots, so camps remain camps for example. Ms. Bamford was asked to look at the Ordinance and think about language for addressing more intensive use of a lot.

TIME AND DATE OF NEXT MEETING

The next scheduled meeting was scheduled for October 6 to review the site plan application received by AVRRDD for new flares and a mechanical building at the Mt Carberry landfill. Ms. Bamford was asked to coordinate with Linda Harris on a location and notice. .

ADJOURNMENT

The meeting was adjourned at 7:31 p.m.

Respectfully
submitted, Tara
Bamford