

COÖS COUNTY PLANNING BOARD  
Granite State Room  
Lancaster, NH  
April 20, 2022

The regular meeting was opened at 6:03 pm.

**Present from the Board:** John Scarinza – Chair; Jennifer Fish – Clerk; Ed Mellet, Mike Waddell, Rep. Troy Merner and Tom McCue

**Also in Attendance:** Tara Bamford, Planning Consultant (via Zoom); Carol Chase (via Zoom); Earl Duval and Wayne Presby, Cog Railway; Division of Natural and Cultural Resources Commissioner Sarah Stewart, Members of the press and public. Jamie Sayens, Chris Magness, Keep the Whites Wild, Roger Doucette

**PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS**

None

**APPOINTMENT OF ALTERNATES**

None

**APPROVAL OF MINUTES**

Mike Waddell made a motion to approve the minutes of February 16, 2022. Ed Mellet seconded the motion. There was no further discussion. The motion passed 6-0.

**NEW BUSINESS**

- a. The application of David Chase and Carol Chase for a minor subdivision of Parcel 0220-0013-0000 at 3433 Dam Rd - NH 16 and Dead Diamond Road in Wentworth Location.*

Carol Chase represented the applicants via Zoom. Chairman Scarinza stated that Ms. Chase worked with Tara Bamford on providing the information needed for the application. Tara recommended to the Board that the application be accepted as complete. Mike Waddell made a motion to accept the application as complete and Troy Merner seconded the motion. There was no further discussion. The motion passed 6-0. The public hearing was opened at 6:26pm. There were no comments. The public hearing was closed. The board reviewed the plat and a discussion was had regarding the location of the state approved driveway. Mike Waddell made a motion to approve the subdivision with the condition that NH DOT correct the description of the driveway location on the NH driveway permit. Troy Merner seconded the motion. The motion passed 6-0.

- b. Conceptual Consultation: The Mount Washington Railway Company- “Lizzie’s Station/Summit Project*

Earl Duval representing the railway distributed copies of a PowerPoint presentation. Mr. Duval stated that he is attending the meeting to ask questions and that no application has been filed. Lizzie’s Station would be where all passengers on the Cog embarked and disembarked. Passengers would be able to walk or take a shuttle train to the top. The location of the station would be on land owned by the Railway. It would contain a new transfer switch and two new +-500-foot tracks. There will be shelter/food/beverage coaches, bathroom coaches, and sleeper coaches. The coaches would remain at the station from mid-May to mid-October.

Commissioner Stewart stated that she attended the meeting to show support for the Lizzie's Station project. Chairman Scarinza asked Commissioner Stewart if discussions had taken place regarding limiting the number of visitors on the Summit on a particular day. Commissioner Stewart stated that it will be a discussion point while the 1971 Master Plan is reviewed and updated. Jamie Sayens-Stratford asked how this project will this relieve significant congestion on Summit. Wayne Presby explained that the plan is designed to spread out the visitors and not bring more visitors to the top.

Chris Magnus asked about how many overnight guests are expected. Mr. Presby stated that there will be 35 rooms with 2 people per room.

Roger Doucette asked where the station will be in relation to the Appalachian Trail corridor. Mr. Presby said that the corridor is down the mountain from the Lizzie's Station location.

Mike Waddell asked about the septic system and how it affects the State's septic system. Mr. Presby stated that it will have its own system.

Tom McCue asked how long guests will be able to stay overnight. Mr. Presby stated he anticipated that guests would probably stay 1 or 2 nights. Tom stated that he was glad to see that work has been done to clarify the summit easement.

Earl Duval asked about survey and what type of details would be needed for the platforms and tracks. Chairman Scarinza stated that five-foot topo is recommended but it would be helpful to have more details. Tara Bamford stated that the requirement is two-foot topography contours.

Tara Bamford said that a conditional use permit will be needed for this project. She said it would be helpful if the board talked about what information the application will need to include for the board to approve the permit. Chairman Scarinza stated he would like to see simulated views. He would like to see views from the Appalachian Trail corridor and from other mountain peaks. He asked for information regarding the impacts on flora and fauna. He would also like to see an exterior lighting plan that provides night visuals. Tara added that parking at the base of the mountain will need to be addressed in the site plan application.

### **OLD BUSINESS**

None

### **RATIFICATION OF ZONING PERMITS**

519	Marois Irrevocable Trust, Robert A	SU 0203-006	2/16/2022	New second story bedroom 12'x11' and 16'x32' shed
520	Andrew Adam	SU 0202-002	2/16/2022	Lifting structure, pouring new footings, leveling structure with steel beams
521	Ronald & Melissa Goslin	CA 0206-021	2/16/2022	58' x 44' garage w/10' deck and a 12' with a 1-bedroom studio apt.
522	Mt. Washington Summit Road Co.	GG 1605-029.1	2/16/2022	Generator installation 100KW at base lodge
523	Barry Kelley	CA 0205-002	3/22/2022	Screening in of existing deck with no additional sq. footage

Tom McCue stated he wanted to disclose that Barry Kelly is a client with his law firm, but the legal matter has nothing to do with the zoning permit. Mike Waddell made a motion to ratify the zoning permits issued and Ed Mellet seconded the motion. All voted in favor (5-0).

### **TIME AND DATE OF NEXT MEETING**

A meeting will be scheduled when needed.

**ADJOURNMENT**

A motion was made by Ed Mellet seconded by Tom McCue to adjourn at 8:15pm.

All approved.

Respectfully submitted,  
Jennifer Fish, Clerk

Pending Approval