

COÖS COUNTY PLANNING BOARD
Granite State Room
Lancaster, NH
September 21, 2022

The regular meeting was opened at 6:02 pm by Vice Chair Rineer.

Roll Call:

John Scarinza – Chair: Present-via Zoom	Scott Rineer- Vice Chair: Present
Jennifer Fish – Clerk: Present	Tom McCue: Present
Ed Mellet: Present	Rick Tillotson: Absent
Mike Waddell: Present	Rep. Troy Merner: Absent
Commissioner Tom Brady: Absent	Mike Ouellet - Alternate: Excused
Leon Rideout - Alternate: Absent	

Also in Attendance: Tara Bamford, Planning Consultant (via Zoom); Ed Brisson, Les Otten, Earl Duval and Wayne Presby. Members of the press and public.

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

APPOINTMENT OF ALTERNATES

None

APPROVAL OF MINUTES

Ed Mellet made a motion to approve the minutes of April 20, 2022. Mike Waddell seconded the motion. There was no further discussion. The motion passed 5-0.

NEW BUSINESS

- a. *Dixville: review the application of Dixville Capital, LLC to amend the subdivision and site plan approval granted on September 13, 2017, for Lake Gloriette House on Parcels 1626-6.3, 6.4, and 6.4a on Spur Road in Dixville and to extend prior approvals.*

Ed Brisson representing Dixville Capital, LLC presented the application to the board. The applicant is requesting to change the lot lines that were originally presented in 2017 due to possible changes in landscaping plans. The amended lot lines will offset off the building instead of the landscaping. The NH DOT may have to do work on the Lake Gloriette Dam and if they do then that construction won't affect the amended lot. The changes would occur on land owned by Balsams View LLC and no changes on the lot owned by the Lake Gloriette House. The lot remains the same acreage and the setbacks remain the same as approved in 2017.

The public hearing was opened and there were no public comments. The public hearing was closed.

Tara recommended that minor plan changes be made as conditions of approval:

1. Correct reference to zoning district in Note 7 on both sheets - is Resort District, not DD-G.

2. Clearly identify the plan as an amendment to the approval given to the "Subdivision Plan dated 8/2/17, 2 sheets, prepared by Horizons Engineering" that was part of the 9/13/17 Gloriette House approval.
3. Label the setback between the building and lot - line at a couple points where it is the narrowest to show that it meets the 5 ft minimum approved as part of the prior approval.

The applicant stated that #1 and #3 had been made to the plan but #2 had not been done. Tara Bamford recommended that the board accept the application as complete.

Tom McCue made a motion to accept the application as complete with the condition that the title block clearly identify the plan as an amendment to the approval given to the "Subdivision Plan dated 8/2/17, 2 sheets, prepared by Horizons Engineering that was part of the 9/13/17 Lake Gloriette House approval and Mike Waddell seconded the motion. There was no further discussion. The motion carried 5-0.

The board discussed the applicant's request to extend the approval for the Lake Gloriette Site Plan and Subdivision to coincide with the PUD Agreement expiration of January 18, 2025.

Mike Waddell made a motion to approve the application of Dixville Capital, LLC to amend the subdivision and site plan approval granted on September 13, 2017, for Lake Gloriette House on Parcels 1626-6.3, 6.4, and 6.4a on Spur Road in Dixville and to extend prior approvals to January 18, 2025. The approval is condition on the title block change as discussed and that all other prior conditions remain in effect. Ed Mellet seconded the motion and there was no further discussion. The motion passed 5-0.

Ed Brisson discussed the site plan application for the ski area that was submitted in March 2016. He explained that the application was never followed-up on after the initial completeness review meeting. Therefore, the application has been withdrawn and a new application will be submitted for review. He expects that an application will be submitted for the October meeting for a completeness review. Mr. Brisson stated that the comments and suggestions received back in 2016 will be incorporated into the new application. Mr. Brisson explained that due to its size, they would like to submit the application in phases and get conditional approvals on the lifts, trail locations, snow making utility buildings, parking, gondola, and ski bridge location before getting approvals on other aspects of the plan. The design and construction will take place over a two-year period. The initial request will be approvals for the trail design layout, location of trails and lifts. Once that is approved then the detailed design for grading, wetlands delineation and drainage plans would be engineered. They would prefer to get the conditioned approval of the locations before the engineering work is done in case it needs to be redone. For the first aspect of the ski area site plan application, they would be looking for approval in November. The next phase of the application would be submitted in the November/December timeframe so logging and clearing the land can occur in the winter months. Mr. Brisson explained that he expects that the mountain top lodge will be submitted as a plan amendment in the summer of 2023.

Les Otten gave the board a brief update on the safety plan that relates to the Granite Reliable Wind Park. He stated that he had been unsuccessful working with NextEra, the owner of the wind park regarding the safety plan as it relates to ice throw from the wind towers. The previous owner Brookfield and the Balsams had had independent studies done to show that ice throw could go out to 837 feet, so the ski area was designed around the wind towers to stay away by 837 feet. He stated that another study has indicated that the distance maybe even greater so there is another plan to close the trails in the areas around wind towers if need be. Ed Brisson stated

the wind towers were sold to NextEra before an agreed upon safety plan was finalized. Ed said that Tara Bamford commented that the applicant and the board should be thinking about the safety plan condition in the SEC permit and how it will be worked into the approval of the site plan.

b. Appoint Planning Board Representative to the Zoning Board of Adjustment.

Jennifer Fish explained that the planning board representative seat on the Coös ZBA is currently vacant. There was discussion regarding the pros and cons of planning board members serving on the ZBA due to conflicts. Tom McCue volunteered to fill the vacancy but asked that guidance be obtained from the board's legal counsel regarding the board member's role as a representative.

OLD BUSINESS

c. Conceptual Consultation: The Mount Washington Railway Company- "Lizzie's Station/Summit Project"

Earl Duval presented an update on the project. The previous update had been in April. Attorney Duval said that the memorandum of understanding between the NH Department of Natural and Cultural Resources (DNCR) and The Mount Washington Railway Company (MWRR) to execute an amendment to the Right-of Way Easement terms that preserves the MWRR's current operations, clarifies the limitations of its future use, including the respect to development within the summit circle. The MOU was approved by the Governor's Executive Council on June 29, 2022. Mr. Duval also discussed the following items:

- MWRR has contracted with NH Natural Heritage bureau to review the project area and staging areas for rare species, they are working with Fish and Game ongoing study on two known rare butterflies that exist, and NH Audubon Society has two studies on American pipet bird.
- Gardner Kellogg has surveyed the proposed project and staging areas.
- They are working with engineers on the layout of the through track that will continue to summit, the transfer switch and the 2 sidetracks.
- The engineers are designing platforms and preparing the design for effluent down the mountain.
- They were looking at ways to use a historical Pelton water wheel to generate electricity.
- They are working with a fiber provider for broadband services on the summit.

MWRR received a letter from White Mountain National Forest with questions pertaining to project footprint, view shed, the impact on rare plants and animals, visitor use patterns, and hotel operating concerns. Mr. Duval stated that he is working on a response and may share the letter with the public at some time. He stated that he is working with UNH biology department to assist with rare plants and species. He also met with the IT department to investigate creating an app for guests, train passengers, and others to use to learn about Mount Washington. Also they looking into creating an internship program for post-education students.

Mr. Duval stated that he anticipated that a site plan application will be submitted in March 2023. Mr. Presby stated he wanted to add that MWRR continues to work on restructuring the company into an employee stock ownership plan.

Tom McCue asked about the generation capacity of the water wheel. Mr. Presby said he wasn't sure, but it wasn't megawatts. It was probably a couple of kilowatts.

RATIFICATION OF ZONING PERMITS

524	Verizon Wireless/T-Mobile	Dixville	4/21/2022	Installing six antennas and 6 RRHSs atop existing tower
525	Mt. Washington Summit Road	Green's Grant	4/21/2022	Enclosing existing porch w/roof to create more indoor space
526	Gosselin, Henry	Success	4/28/2022	Porch renovation/remodeling 12'x28' per shoreland #2022-00456
527	Foss, Carol	W. Location	5/5/2022	10'x16' bunk house
528	Demers, Kevin & Corleen	W. Location	5/5/2022	Foundation & addition porch expansion
529	Cohen, Thomas Rev Trust	Success	5/5/2022	Three seasonal camp 36'x30' with additional 10'x18' and 6'x16' bump outs & attached decks
530	Vigneault, Michael & Christine	Millsfield	6/23/2022	Two decks: 28'x7' left hand side of house and 16'x10' back of house
531	Gagne, Randy	Odell	6/23/2022	10'x10' three-season room
532	Paul, Brian	Millsfield	6/23/2022	12'x24' shed
533	Lachapelle, Mark & Jennifer	Millsfield	6/30/2022	After-the-Fact 32'x38' structure
534	Gelinas, Lise	W. Location	7/8/2022	After-the-fact 9'x24' shed
535	Guerin Rev Trust, John & Dawn Tretreault, Joseph Paul	Success	7/12/2022	After-the-fact 24'x32' garage
536	Styles, Daegan	Odell	7/12/2022	Replace supports underneath existing camp
537	LaCortiglia, Frank & Stacey	Millsfield	7/12/2022	16'x24' shed
538	Aube, Gary	Cambridge	7/12/2022	Square up camp/rebuild woodshed/close in porch
539	Hamel, Robert E.	Cambridge	7/14/2022	Replace existing 16'x16' deck with 14'x16' room
540	Eastman, Timothy & Tammy	Success	7/18/2022	Raze existing structure and build new with garage
541	Rising, David	W. Location	7/20/2022	22'x32' garage and 12'x19' addition and removal of an existing structure
542	Perry, Scott & Kulian, Judith	Millsfield	8/17/2022	14'x20' shed

Mike Waddell made a motion to ratify the zoning permits issued and Tom McCue seconded the motion. All voted in favor (5-0).

TIME AND DATE OF NEXT MEETING

A tentative date for the next meeting is October 19, 2022.

ADJOURNMENT

A motion was made by Ed Mellet seconded by Mike Waddell to adjourn at 7:54 pm. All approved.

Respectfully submitted,
Jennifer Fish, Clerk