

COÖS COUNTY PLANNING BOARD
North Country Resource Center
Lancaster, NH
November 16, 2022

The regular meeting was opened at 6:08 pm by Chairman Scarinza.

Roll Call:

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

Also in Attendance: Tara Bamford, Planning Consultant (via Zoom); Ed Brisson, Hannah Campbell, Rich McGarry, Dixville Capital LLC; Rep. Arnold Davis; Commissioner Ray Gorman; Sharon Gauthier, AVRRDD; Burke York, York Land Services, LLC; Attorney Allyson L. Moore, Sulloway&Hollis; Keith Roberge, and Jake Mardin, The News and Sentinel (via Zoom).

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

APPOINTMENT OF ALTERNATES

Mike Ouellet was appointed for Rick Tillotson and Leon Rideout for Scott Rineer.

APPROVAL OF MINUTES

Ed Mellet made a motion to approve the minutes of October 19, 2022. Mike Waddell seconded the motion. There was no further discussion. The motion passed 8-0.

NEW BUSINESS

- a. *Success: Androscoggin Valley Refuge Regional Disposal District (AVRRDD) conceptual consultation of a lot line adjustment, (SU Map 1612-007.1 and Gorham R8, Lot 5).*

Tom McCue recused himself from the discussion as he was involved in the purchase of the property by Keith Roberge, and he is also an alternate board member for AVRRDD. He stated that he has no pecuniary interest in the transaction, but he is recusing himself from this matter. Mike Waddell stated that he was also an alternate board member for AVRRDD and the Town of Gorham's Selectmen's representative on the Gorham Planning Board. He will not be present at the Thursday meeting when this lot line adjustment will be discussed. Therefore, he will not recuse himself from the discussion.

Attorney Allyson L. Moore representing AVRRDD presented to the board the concept of the proposed lot line adjustment. She explained that Lot A is in Success and owned by AVRRDD and is approximately 1.26 acres. The abutting parcel (Lot B) is in Gorham and owned by Keith

Roberge. There is a camp located on Lot A which had been previously leased out by AVRRDD to another party. The purpose of the lot line adjustment would be to expand Mr. Roberge's Gorham property to include the camp.

Mike Waddell asked about how the property will be accessed and how the property will be used. Ms. Moore explained that there is access agreement which allows Mr. Roberge to use logging roads in Success and the City of Berlin to access the site. The agreement limits access for personal and family recreation only. Ms. Moore also explained that access is also over a conservation easement, so any use of the roads is restricted by the easement. Mike Waddell asked about having a joint meeting with the Gorham Planning Board. Ms. Moore explained that it isn't required but if the board would prefer it, we can try to organize. Burk York stated that there would be one plan with stamps from each town. Ms. Moore stated that she anticipated that a final application would be submitted for review in time for the December meeting.

At this time, Tom McCue rejoined the meeting.

OLD BUSINESS

- a. *Dixville: to continue review of the site plan application by Dixville Capital, LLC for expansion of the Balsams Ski Area on NH Route 26 in Dixville (Tax Map 1626, Lots 1,2,3,3,3,4,6,3,6,4 and 6.4a). Once the application has been accepted as a complete submission for site plan review, a public hearing will be scheduled for a future meeting.*

Chairman Scarinza explained that this was a continued review of the site plan application. Prior to the meeting, Tara Bamford prepared a summary of the application requirements to assist the board with its review. Ed Brisson stated that he had reviewed the summary and would be able to provide more detailed information requested for the December meeting.

A discussion was had regarding the when the All-Terrain permit (AOT) for the ski area would be submitted to NH DES. Rich McGarry said he thought it would be submitted in 30-40 days.

Ed Brisson asked the board about the visual renditions they would like to see for the ski back bridge and gondola. The consensus from the board was that they would like to see multiple views of both gondola and ski back bridge from both directions of Route 26 and a possible view from the intersection of Spur Road and Rte. 26. Tara recommended that views should be provided that include visuals of the tree clearing around the towers.

It was noted that it was important that storm drainage plans from the NH DES AOT ski area permit application be submitted to the County Planner and the Planning Board Clerk as it is submitted to DES including any responses for additional information. Tara asked if the Board was okay with her submitting comments on the Lake Gloriette House AOT application that was submitted on October 21st. The Board agreed that she should submit comments as they relate to the County's regulations.

A lengthy discussion was had regarding parking and traffic studies for the ski area. Tara reminded the Board that parking was approved as part of the hotel site plan. Chairman Scarinza asked if there would be parking at the ski area and Ed Brisson responded that they planned to have most of the parking at the hotel. Ed explained that they would come back to the Board with more detailed information regarding parking counts. The Board approved the Lake Gloriette House site plan. Ed Brisson stated that he thought that a preliminary study had been done when the Dix/Hampshire House and Lake Gloriette House site plans were reviewed. He expects to put

together preliminary projections for the ski area and start working with NH Dept. of Transportation (NH DOT) regarding traffic. He also expects that the driveway permits will have to be updated. Tara said at the time the Lake Gloriette House site plan was approved that the Board said it would want traffic study information when it came time to review the ski area. It will be important that the Board coordinates with NH DOT as conditions of approval are developed for the ski area site plan. John asked if the Board was ok with NH DOT overseeing the traffic study instead of the Board. The Board agreed but would like to see preliminary data. Tara said she would reach out to DOT and facilitate the coordination of all the projects. She asked that the Board come back to the next meeting with questions and comments that she can relay to DOT. Ed Brisson stated that he will provide the NH DOT application materials to the Board.

A discussion was had regarding the operation plan for icing conditions of the wind towers. Tara suggested that the Board consider that the applicant provide a third-party statement from an expert to comment on the operation plan as to its reasonableness. The applicant said they will work on providing that to the Board.

Chairman Scarinza requested that the additional information for the next meeting be submitted to the Planning Board Clerk by December 12th.

Mike Waddell made a motion to continue the meeting to December 21, 2022, for 6 pm at the North Country Resource Center in Lancaster. The motion was seconded by Ed Mellet. All voted in favor, 8-0.

RATIFICATION OF ZONING PERMITS

None

TIME AND DATE OF NEXT MEETING

The next meeting is December 21, 2022, at 6pm in Lancaster.

ADJOURNMENT

A motion was made by Ed Mellet seconded by Mike Waddell to adjourn at 8:24 pm. All approved, 8-0.

Respectfully submitted,
Jennifer Fish, Clerk