

COÖS COUNTY PLANNING BOARD
North Country Resource Center
Lancaster, NH
December 21, 2022

The regular meeting was opened at 6:01 pm by Chairman Scarinza.

Roll Call:

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

Also in Attendance: Tara Bamford, Planning Consultant (via Zoom); Ed Brisson, Hannah Campbell (via Zoom), Rich McGarry, Dixville Capital LLC; Commissioner Ray Gorman; Burke York, York Land Services, LLC; Attorney Robert Best, Sulloway&Hollis; Keith Roberge, Earl Duval, Wayne Presby, Mt. Washington Railway Company and members of the press and public.

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 November 16, 2022. Scott Rineer seconded the motion. There was no further discussion. The motion passed 6-0.

NEW BUSINESS

- a. *Thompson & Meserve's Purchase: Conceptual meeting to discuss projects at the Base Station, Marshfield Station/Mt. Washington Railway Company*

Earl Duval distributed a draft master plan that includes proposed projects that are planned for the next 3-5 years. The projects are to be located on Tax Map 1605 Lot 10. The components to the first proposed project are a new entrance arch, site wide paving, replacing tracks, 200'X100' maintenance building addition, and employee RV parking with access road. Mr. Duval distributed a photograph showing the proposed arch overlaid on to it. Tara Bamford asked the board to consider if site plan application would be needed. The consensus of the board members that site plan approval wasn't necessary. The project will require zoning permit approval for the arch and the track replacement.

- b. Success: to review application for a lot line adjustment submitted by Androscoggin Valley Refuge Regional Disposal District (AVRRDD) and Keith and Mandy Roberge. The lot line adjustment would move a portion of Map 1612 Lor 7.1 off of Cascade Alpine Brook Road in Success, an Unincorporated Place, to become part of Map R8 Lot 5 off of Bean Brook Road in the Town of Gorham.*

Tom McCue recused himself from the discussion as he provided legal advice to the applicant, Keith Roberge, and he is also an alternate board member for AVRRDD. 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 stated that he was not at the Gorham Planning Board meeting last week and did not participate in the Board's decision to approve the application with the condition that it also be approved by the Coös County Planning Board. Therefore, he will not recuse himself from the discussion. Scott Rineer stated that he too is an AVRRDD board member but has no conflict.

Attorney Robert Best representing AVRRDD presented to the board the proposed lot line adjustment application. He 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. Tara Bamford pointed out to the board that as requested a note was added to the application plan that states that this property is not to be a year-round residence. Mike Waddell made a motion to accept the application as complete. Troy Merner seconded the motion. There was no further discussion. The motion was approved 5-0.

Chairman Scarinza opened the public hearing at 6:30 pm. There were no questions or comments from the public. The hearing was closed at 6:31 pm. There was no further discussion by the board. Mike Waddell made a motion to approve the lot line adjustment for AVRRDD and Keith and Mandy Roberge as presented. Troy Merner seconded the motion. The motion was approved 5-0.

At this time, Tom McCue rejoined the meeting.

- c. Discussion/Review of proposed changes to zoning permit application.*

Jennifer Fish presented to the board an updated zoning permit application that includes a space for applicants to provide a sketch or drawing of the proposed improvements/change and instruction to include applicable details. Mike Waddell made a motion to approve the updated zoning application form. Tom McCue seconded the motion. The motion was approved 6-0.

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.*

Scott Rineer recused himself from the meeting. Chairman Scarinza explained that this was a continued review of the site plan application. Ed Brisson stated he will be submitting a copy of the traffic study that was previously conducted for the Lake Gloriette House site plan. The board reviewed the updated documents provided by the applicant prior to the meeting. Tara

explained that she reviewed all the documents submitted and recommended to the board to accept the application as complete. There was a brief discussion around AOT permit, traffic study and safety plan. Tara reminded the board that once the board votes to accept the application as complete there is a 65-day period to act on the application. Mike Waddell made a motion to accept the application as complete with the understanding that more information regarding AOT, traffic study and safety plan will be required. Tom McCue seconded the motion. The motion was approved, 5-0.

Mike Waddell made a motion to authorize Tara Bamford to work with the board's attorney Christine Fillmore Johnston regarding the Balsams Ski Area site plan review application. Tom McCue seconded the motion. The motion was approved, 5-0.

Scott Rineer rejoined the meeting.

RATIFICATION OF ZONING PERMITS

543	Craggy, Barry & Rebecca	OD 0208-001/1	After the Fact: replacement of existing outhouse
544	Perry, Scott & Kuilan, Judith	MI 1623-035.9	After the Fact: 10'x16' Shed
545	Dube, Gregory	MI 0214-027/1	10'x14.5' woodshed

Mike Waddell made a motion to ratify the zoning permits. Tom McCue seconded the motion. The motion was approved, 6-0.

The 2023 Planning Services Agreement for consulting services by Planning Consultant Tara Bamford was reviewed. Mike Waddell made a motion to approve the contract and authorize the Chairman to sign the contract. Troy Merner seconded the motion. The motion was approved, 6-0.

The board had a brief discussion regarding about making recommendations to the Commissioners on potential new board members to fill vacant seats.

TIME AND DATE OF NEXT MEETING

The next meeting is January 18, 2023, at 6pm in Lancaster.

ADJOURNMENT

A motion was made by Troy Merner seconded by Mike Waddell to adjourn at 8:01 pm. All approved, 6-0.

Respectfully submitted,
Jennifer Fish, Clerk