

COÖS COUNTY PLANNING BOARD
North Country Resource Center
Lancaster, NH
March 8, 2023

The regular meeting was opened at 6:05 pm by Vice Chairman Rineer.

Roll Call:

John Scarinza – Chair: Excused	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 Ray Gorman: Present	Mike Ouellet - Alternate: Present
Leon Rideout - Alternate: Excused	Ericka Canalas-Alternate: Present

Also in Attendance: Tara Bamford, Planning Consultant (via Zoom); Attorney Christine Johnston, Drummond Woodsum; Ed Brisson, Hannah Campbell, Rich McGarry, Dixville Capital LLC; Commissioner Robert Théberge, Chuck Henderson, Benoit Lamontagne, and members of the public and press.

APPOINTMENT OF ALTERNATES

Chairman Rineer appointed Mike Ouellet for member John Scarinza and Ericka Canalas for Ed Mellet.

APPROVAL OF MINUTES

Ray Gorman made a motion to approve the minutes of February 15, 2023. Mike Waddell seconded the motion. There was no further discussion. The motion passed 8-0

At this time Chairman Rineer recused himself from the meeting and appointed Mike Waddell as Chair.

PUBLIC HEARING

- a. *Notice is hereby given in accordance with RSA 676:4 that the Coös County Planning Board will hold a public hearing on February 15, 2023, at 6:00 p.m. at the North Country Resource Center on Route 3 in Lancaster, NH regarding a site plan application submitted 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). The proposal includes ski lifts, ski terrain, snowmaking, and a gondola and ski back bridge over NH Route 26.*

The public hearing was resumed from the February 15, 2023, meeting at 6:04 pm.

Tom McCue made a motion to enter non-public session in accordance with *RSA 91-A:3 II (l) Consideration of legal advice provided by legal counsel, either in writing or orally, to one or*

more members of the public body, even where legal counsel is not present at 6:05 pm. Troy Merner seconded the motion. Roll call as follows:

Jennifer Fish – Clerk: Yes	Tom McCue: Yes
Mike Waddell: Yes	Rep. Troy Merner: Yes
Commissioner Ray Gorman: Yes	Mike Ouellet - Alternate: Yes
Ericka Canalas-Alternate: Yes	

The motion passed 7-0.

Ray Gorman made a motion and seconded by Troy Merner to come out of non-public session at 6:21 pm. The motion passed 7-0.

The public hearing resumed at 6:22 pm. Chairman Waddell stated that a revised comment letter from Kaela Taveras at North Country Council, a letter from Attorney Doug Patch representing Granite Reliable Power (NextEra) and a letter from Les Otten responding to Attorney Patch's letter were all received by board members prior to the meeting.

Chairman Waddell asked if there were any members of the public that wished to speak. Benoit Lamontagne, NH Department of Business & Economic Affairs stated that he is very supportive of this project. He encouraged the members of the planning board to consider approving this project.

A draft of the Notice of Decision prepared by Tara Bamford was distributed to the board members and the applicant prior to the meeting. The draft was reviewed by the board in conjunction with the applicant.

There was a lengthy discussion regarding the draft conditions precedent and the conditions subsequent. There was a discussion regarding a zoning variance would need to be requested regarding structures constructed within 100 feet of wetlands. It was decided that Attorney Johnston would review the planned unit development permit language. Tara stated that she would work with the applicant and Attorney Johnston in the next few days to finalize the language discussed tonight. She would also send a copy to the NH DOT Region One office for their review.

Mike Ouellet made a motion to continue the hearing to Wednesday, March 15, 2023 at 6pm at the North Country Resource Center. Tom McCue seconded the motion. There was no discussion. The motion passed 7-0.

Scott Rineer rejoined the meeting.

OLD BUSINESS

None

RATIFICATION OF ZONING PERMITS

None

TIME AND DATE OF NEXT MEETING

The next meeting is March 15, at 6 pm in Lancaster.

ADJOURNMENT

A motion was made by Tom McCue seconded by Troy Merner to adjourn at 8:20 pm. All approved, 8-0.

Respectfully submitted,
Jennifer Fish, Clerk

Pending Approval