

COÖS COUNTY PLANNING BOARD
Granite State Room, Lancaster NH
April 26, 2017

Present from the Board: John Scarinza – Chair; Fred King – Vice Chair; Jennifer Fish – Clerk; Ed Mellett, Scott Rineer; and alternate Leon Rideout

Also in Attendance: Tara Bamford, North Country Council; a member of the press and a member of the public.

John Scarinza, Chair opened the meeting at 6:15 PM. Chairman Scarinza appointed alternate Leon Rideout to sit in for Mike Waddell.

APPROVAL OF MINUTES OF MARCH 22, 2017

Ed Mellet made a motion to approve the minutes of March 22, 2017 as distributed. Fred King seconded the motion. There was no discussion and the minutes were unanimously approved by voice vote.

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

NEW BUSINESS

Crawford's Purchase: Omni Hotels Building Permit Application- The board reviewed an application for a 16 foot by 12 foot warming hut. The hut will not have any running water or electricity and will be used during the winter ski season. Scott Rineer made a motion to approve and Leon Rideout seconded the motion. The building permit application was approved unanimously by voice vote.

Chairman Scarinza informed the board that he had met with the Dixville Capital development team to discuss the ski area project. Tara Bamford will review the site plan application when it is submitted.

Leon Rideout wanted to disclose for the record that he went on a tour of the Balsams last year when he was a state representative.

BUILDING PERMITS

The board reviewed an "After-the-fact" building permit application for Marie Provencher in Cambridge. The existing camp had been raised and a concrete slab had been poured. All of the necessary state approvals for septic were obtained. Fred King made a motion to approve and Leon Rideout seconded the motion. The "After-the-fact" building permit application was approved by unanimous voice vote.

OLD BUSINESS

Zoning Ordinance Review:

Tara asked the board members for comments on the draft. The three items that she wanted to finalize were aquifers, shore lands, and excavation.

John mentioned that the board needed to come to some sort of agreement regarding how to use best management practices in the ordinances. After some discussion, the board directed Tara to reference the best management practices.

Tara asked about the suggested language in section 4.03G Wetlands (PD7) 2. (b) Regarding the description of wetlands encompassing 10 acres or more in size. The recommended language is to *utilize the latest mapping available from the US Fish and Wildlife Service National Wetlands inventory or the latest USDA Natural Resource Conservation Service mapping of hydric soils. The applicant for a Zoning Permit may provide maps prepared by a Certified Wetland Scientist to be used in place of these sources.* The board agreed to use the suggested language in the ordinance.

A discussion was had regarding section 4.03E Shorelines of Rivers, Streams, Ponds, and Lakes (PD5) description. Tara brought a map to show the order of streams in the Unincorporated Places. It was agreed that the board would go with second order streams. A discussion was had about vegetated buffers or setbacks. Leon Rideout made a motion to change the description language from 200 feet to a *100 foot setback*. Scott Rineer seconded the motion. There was no further discussion. The motion passed 5-1(F. King).

Tara asked what the board thought of pond size being 10 acres unless it is part of a regulated stream or wetland. The board agreed that 10 acres was reasonable.

John had a question regarding the gravel regulations and who would issue the permits in the Unincorporated Places. Tara explained that the Commissioners would issue permits per RSA 155-E.

Tara handed out a sample ordinance for Aquifers (PD1) for the board's review. Tara explained that the Town of Monroe recently adopted the sample ordinance. The board directed Tara to replace the current language with the sample ordinance.

Tara explained that she would update the zoning ordinances and create a final document for a public hearing. Tara said she would have the document ready for the board's review prior to the next meeting.

TIME AND DATE OF NEXT MEETING

The next regular meeting is scheduled for May 24, 2017 at 6 pm in Lancaster, NH.

ADJOURNMENT

Fred King made a motion to adjourn. Leon Rideout seconded the motion. All voted yes.

The meeting was adjourned at 7:33 pm.

Respectfully submitted,
Jennifer Fish, Clerk