



**Coos County Planning Board**  
June 21, 2023 Meeting Minutes

Vice Chairman Scott Rineer opened the meeting at 6:03 p.m.

Present were Board members Ericka Canallas, Thomas McCue, Mike Waddell, Mike Ouellet, Scott Rineer, Commissioner Ray Gorman, Mark Brady, Paul Grenier and Arnold Davis. The gallery consisted of Earl Duval, Wayne Presby, Robert Théberge, Hannah Campbell, Ed Brisson and Chris Magnas. Tara Bamford attended the meeting via ZOOM. Vice Chairman Rineer appointed alternate Paul Grenier to sit in for absent member Troy Merner.

A moment of silence was observed in memory of long time Chairman John Scarinza who has recently passed.

Vice Chairman Rineer opened the floor for nominations for a slate of officers for the Coos County Planning Board. Thomas McCue nominated Scott Rineer as Chairman, Mike Waddell as Vice Chairman, and Mike Ouellet as Clerk. With no other nominations, nominations closed, and a vote was taken. The nominated members were all elected unanimously.

Thomas McCue made the motion to accept the minutes from the April 19, 2023, meeting with a spelling correction. Mike Waddell seconded the motion and the motion passed unanimously.

**APPLICATIONS:**

**Mount Washington Railroad Company** – Earl Duval representing the railroad opened the conversation by stating he would like a rule change for minimum setbacks for property abutting the National Forest from 25' to 5'. He stated that there is a precedence, the Town of Waterville Valley has the 5' setback rule on property abutting the National Forest there. Ear Duval stated that he has spoken to the US Forest Service and notified them of this meeting, hoping they would attend. Mike Waddell stated he supports the rule change and thought it may be a good idea for other places in the unincorporated towns for property that abuts conservation land that will never be developed. Ear Duval stated the Cog needs more room at the summit than is now available. He is hoping to have sleeper and dining cars in the future. He questioned what the procedures are to make an amendment and how does the Board create an amendment. The Board requested that Linda Harris add this item to the July agenda under old business for more discussion. The Board needs to decide if they want to make a policy concerning certain setbacks.

**Dixville Balsams Traffic Study** – It was discovered Spur Road was missing from the scope and will need to be added. The public hearing will be July 19 at 6:00 p.m. Thomas McCue asked why the study and scope focused on the hours of 3:00 p.m. – 5:00 p.m. Ed Brisson stated that's when the traffic would be most congested and highest volume because that is when the ski area closes.

**Millsfield Conceptual Meeting** – Mike Ouellet stated he met with the owner of the property off Signal Mountain Road in Millsfield. He explained that the owner wanted to build (4) short term rental cabins. The Board felt that the property owner should contact Tara Bamford to help him through the application process.

**Gary Aube** – Asked for an extension for his building permit. Mike Ouellet examined his original application and asked Linda Harris to send him a letter extending his permit and put a copy in his file. The consensus of the Board was agreeable.

**Log Haven** – The County Commissioners received a request for a liquor license for Log Haven. Mr. Roland Proulx recently received site plan approval to turn the restaurant/bar into five lodging units. With Mr. Proulx's recent passing, it was curious that a request for the liquor license had been received. Commissioner Gorman noted he would try to find out what the plans are for Log Haven and make sure they are in compliance with all laws and ordinances.

Thomas McCue reminded the Board be cognizant of the local housing needs and local commercial property changes. Don't lose focus on commercial property with the popularity of short-term rentals.

Mike Ouellet made the motion to adjourn at 7:35 p.m. The motion was seconded by Thomas McCue and passed unanimously.

Respectfully submitted by Mike Ouellet