

COÖS COUNTY PLANNING BOARD
North Country Resource Center, Lancaster, NH
July 19, 2023

The regular meeting was opened at 6:00 pm by Chairman Rineer.

ROLL CALL:

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| Scott Rineer Chair: Present | Commissioner Raymond Gorman: Present |
| Mike Waddell Vice Chair: Excused | County Administrator Mark Brady: Present |
| Mike Ouellet Clerk: Present | Rep. Troy Merner: Present |
| Ericka Canales: Absent | Arnold Davis - Alternate: Present |
| Thomas McCue: Present | Paul Grenier - Alternate: Present |
| | Leon Rideout - Alternate: Absent |

ALSO IN ATTENDANCE: Tara Bamford, Planning Consultant (via Zoom); Carol Pomelow, Propan Realty, LLC, Millsfield; Ed Brisson, Balsams View, LLC; Marc Tremblay; Robert Théberge; and Linda Harris, Administrative Assistant.

SEATING OF ALTERNATES:

Chairman Rineer appointed Arnold Davis for member Ericka Canales and Paul Grenier for Mike Waddell.

APPROVAL OF MINUTES:

Tom McCue made a motion to approve the minutes of June 21, 2023. Paul Grenier seconded the motion. There was no further discussion. The motion was passed in the affirmative by voice vote.

APPLICATIONS:

- a. Chairman Rineer recused himself from the meeting due to his employer's working relationship with Balsams View. Thomas McCue chaired this section of the meeting on his behalf. Acting Chair McCue read the public notice:

Public hearing on proposed scope of work for the traffic study required as a condition of the Board's March 15, 2023, approval of the 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 Acting Chair opened the public hearing at 6:04 p.m. and asked for public comment. Robert Théberge noted he had no issue with the proposed scope of work for the traffic study as presented. With no further public comment the public hearing was closed at 6:06 p.m.

Board Discussion: Mike Ouellet asked if a particular document from the Balsams was emailed to the Board. It was not. He asked that all correspondence be emailed to all.

Mr. Ouellet inquired about the Board's next step. Ed Brisson replied that if the scope is approved by the Board, the Balsams will work on the study with their consultant and work with DOT on any

improvements recommended. A motion was made by Commissioner Gorman, seconded by Mike Ouellet to approve the scope of work for the proposed traffic study.

Mr. McCue turned the meeting back to Chairman Rineer at 6:11 p.m.

b. Chairman Rineer read the public notice:

Application of Propan Realty LLC to amend the site plan approval granted by the Board on April 19, 2023 to retain a 24-seat restaurant and lounge area at 469 Route 26 in Millsfield, Lot 1623-018, in addition to the 5 lodging units recently approved. If the application is accepted as complete, a public hearing will immediately follow.

Chairman Rineer asked if the application was complete. Tara Bamford recommended that the Board approve the recently updated, amended site plan application from Propan Realty LLC. A motion was made by Mike Ouellet, seconded by Thomas McCue to accept the application as complete. The motion was approved 8-0.

Chairman Rineer opened the public hearing on the Propan Realty LLC application at 6:14 p.m. Robert Theberge noted that he had no problem with the application. With no other public comment the public hearing was closed at 6:15 p.m.

Mike Ouellet inquired if outside dining will be resumed. Carol Pomelow replied possibly in the future. Mr. McCue inquired about the septic system. Ms. Pomelo replied she had a new site plan for DES septic approval. A motion was made by Mike Ouellet, seconded by Arnold Davis to approve the site plan application as submitted. The motion was approved 8-0.

Tara Bamford suggested that Ms. Pomelow meet with the Board for the outside dining changes next year.

DISCUSSION OF POTENTIAL ZONING CHANGES:

The Board was receptive to looking at the setbacks as written in the Zoning Ordinances.

Ms. Bamford suggested looking at the language of use and changes for non-conforming lots.

Mr. Ouellet asked if the Board could begin with the PD zone relating to the WMNF (White Mountain National Forest) setback request discussed at a prior meeting. Ms. Bamford replied that zoning changes cannot be made for one project. Mr. Ouellet asked if the property owner wants a five-foot setback could a variance be requested. Ms. Bamford replied yes, it's the only other option.

Tom McCue agreed that the Board should work on non-conforming lots. Chairman Rineer noted that some PD zones do not conform with DES. Mr. McCue noted that generally there's a clause that the governing body has the authority.

Chairman Rineer asked if the Board would be willing to begin with the review of PD8. The Board agreed. He added that one PD per meeting will be reviewed. He will discuss this process further with Ms. Bamford.

ANY OTHER BUSINESS:

Mike Ouellet stated that a property owner has a 75-acre lot with a brook and no bridge. Can he subdivide? Ms. Bamford replied no. The owner must provide access to the lot prior to the subdivision.

A motion was made by Mike Ouellet, seconded by Thomas McCue to adjourn the meeting at 6:37 p.m. The motion was approved unanimously.

Respectfully submitted,

Linda Harris
Administrative Assistant