

COÖS COUNTY PLANNING BOARD
North Country Resource Center, Lancaster, NH
August 16, 2023

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

ROLL CALL:

Scott Rineer Chair: <i>Present</i>	Commissioner Raymond Gorman: <i>Present</i>
Mike Waddell Vice Chair: <i>Present</i>	County Administrator Mark Brady: <i>Present</i>
Mike Ouellet Clerk: <i>Present</i>	Rep. Troy Merner: <i>Absent</i>
Ericka Canales: <i>Present</i>	Paul Grenier - Alternate: <i>Absent</i>
Arnold Davis: <i>Present</i>	Leon Rideout - Alternate: <i>Absent</i>
Thomas McCue: <i>Present</i>	Marc D. Tremblay - Alternate: <i>Present</i>

ALSO IN ATTENDANCE: Tara Bamford, Planning Consultant (*via Zoom*); Jonathan & Amy Lane, Signal Mountain Storage; Aaron Joos, Bernie Carrier, Eddie Carrier, Bill Demers, David Magnon (Millsfield), Jackie Hines (Millsfield) (*arrived @ 6:30 p.m.*) and Linda Harris, Administrative Assistant.

SEATING OF ALTERNATES:

Chairman Rineer appointed Marc Tremblay for member Representative Troy Merner.

APPROVAL OF MINUTES:

Mike Waddell made a motion to approve the minutes of July 19, 2023. Arnold Davis seconded the motion. There was no further discussion. The motion was passed in the affirmative by voice vote.

APPLICATIONS:

Chairman Rineer read the public notice:

- a. Notice is hereby given in accordance with RSA 676:4 that the Coös County Planning Board will meet on August 16, 2023, at 6:00 p.m. at the North Country Resource Center on Route 3 in Lancaster, N.H. regarding an application for Site Plan Review and Conditional Use Permit for Signal Mountain Storage, Jonathan and Amy Lane, to construct three 30 ft. x 120 ft. storage buildings on Lot 1623-9.1 at the corner of NH Route 26 and Signal Mountain Road in Millsfield. If the application is accepted as complete, a public hearing will immediately follow.

Chairman Rineer asked Tara Bamford if the application was complete. Ms. Bamford replied that it was, and the applicant was to provide colored photos to the Board at the meeting. These were made available to the Board. A motion was made by Mike Waddell, seconded by Thomas McCue to accept the application as complete. The motion was approved 9-0.

The Chair opened the public hearing at 6:04 p.m.

David Magnon, Millsfield resident, expressed his concern with the proposed project. He lives in a historical property across from the proposed storage facility. He noted that his property is surrounded by farmland. Mr. Magnon questioned the additional noise with the addition of the storage units. Will there be policing of people driving in and out of the area? What will be

allowed to be stored in the units? Will there be a fire suppression system? Will there be fencing and a gate? He also questioned the property line.

Amy Lane replied that snowmobiles, ATVs, boats, and other items will most likely be stored in the units. There will be no fire suppression as it is not required. There will be fencing and a security system. They are committed to having well-maintained grounds. Jonathan Lane stated that Aaron Joös was hired to oversee the project to make sure that everything was up to par.

There being no further public comment, the Chair closed the public hearing at 6:15 p.m.

Tara Bamford reported that the packet of information included a zoning conditional use permit and a site plan review application. The property owner will need a condition precedent which will require ZBA (Zoning Board of Adjustment) approval a setback of 25 feet from the Signal Mountain Road Right of Way. It was noted that the deed has a covenant for residential use only and the Board may not enforce the covenants. Thomas McCue agreed that the Board has no authority to enforce the covenant. It was noted that Mr. Joös did a great job with preparing the application. Ericka Canales inquired about the deed covenants. Amy Lane replied that when the lot was purchased from Pond Brook Estates, the owners were aware of the intent of use.

Mike Ouellet noted that the Planning Board can only enforce matters of law. He asked if one or two motions would be needed if the Board were to approve the application. Tara replied only one motion would be needed. A motion was made by Mike Ouellet, seconded by Arnold Davis to conditionally approve the site plan provided that the Zoning Board of Adjustment approves the setback. The motion was approved 9-0.

Mike Ouellet inquired about the next step. Tara replied that a ZBA meeting will need to be scheduled. The last time a ZBA meeting was held it was set up by the County Administrator.

5. Zoning Ordinances:

- a. Current Zoning: The Chair reviewed a document, prepared by Tara, that explained the existing zoning districts.
- b. Amendment "to do" list: Tara prepared a "to do" list for the Board's review:
 - Consider reduced setbacks from certain undevelopable lands: Tara will prepare information for discussion at the next meeting. She noted that there is precedent in Waterville Valley where there are 5' setbacks from the White Mountain National Forest line. There has been no pushback. Tara requested authorization to contact Christine Johnson from Drummond Woodsum for guidance. A motion was made by Thomas McCue, seconded by Arnold Davis to authorize Tara Bamford to consult with Attorney Christine Johnson from Drummond Woodsum. The motion was approved 9-0.
 - Complete 2018 work on PD3 & 4 and PD8: Mike Waddell noted that the three PDs should be retired. Thomas McCue stated that initially there was discussion to remove due to the rework of PD5.

Chairman Rineer scheduled the following for Board discussion and review at upcoming meetings:

- September Meeting: Setbacks
- October Meeting: PD3, PD 4 and PD8
- November Meeting: Non-conforming lots
- December Meeting: Housekeeping items

Tara will email the information to the Board prior to the meetings.

6. Approved Zoning Permits were provided to the Board.

558	Fontaine, David & Holly	Success	7/20/23	Finish upstairs of 16x32 area over existing garage; including a 14' x 14' deck
559	Allaire, Thomas	Odell	7/20/23	after the fact/14'x 14' shed addition
560	Crocker, James	W. Location	7/20/23	remove & rebuild 1500 sq ft season cabin w/garage
561	Balsams View	Dixville	8/2/2023	Renovations to re-occupy house at 98 Valley Road
562	Corrette, William	Dix Grant	8/15/23	11' x12' wooden shed

7. Any other business.

- a. The Chair reported that Dixville Capital LLC was issued an Alteration of Terrain Permit AoT-2428.
- b. Commissioner Gorman inquired if the Planning Board should be involved in the carbon credit issue in Pittsburg. Thomas McCue stated that the Planning cannot do anything. The State Representatives need to speak out in Concord and remind them of the differences of these areas of the North Country. Mike Ouellet inquired if it was possible to create an ordinance for carbon credits for the Unincorporated Places. County Administrator Brady noted that all county levels should articulate concerns but there's a clear role for the state representatives and for the state. There was discussion on whether to add carbon credits discussion on future agendas.

8. Date and Time of Next Meeting: September 20, 2023 @ 6:00 p.m.

9. Adjournment: A motion was made by Mike Waddell, seconded by Ericka Canales to adjourn the meeting at 7:42 p.m.

Respectfully submitted,

Linda Harris
Administrative Assistant