



Coös County Planning Board
September 20, 2023 Meeting Minutes

Chairman Scott Rineer opened the meeting at 6:04 p.m. Present were Board members Ericka Canalas, Thomas McCue, Mike Waddell, Mike Ouellet, Commissioner Ray Gorman, Paul Grenier and Arnold Davis. The gallery consisted of Brian Post, Paul McCoy, Bob Gargano, Robert Théberge, and Chris Magnus. Tara Bamford attended the meeting via ZOOM. Chairman Rineer appointed alternate Paul Grenier to sit in for absent member Troy Merner.

Mike Waddell made the motion to accept the minutes from the August meeting as presented. Tom McCue seconded the motion and the motion passed unanimously.

Zoning Amendment.

Tara opened the discussion on changing the setback ordinance. She stated the attorney did not think it was a good idea to change the setbacks of only certain properties that abut properties with conservation easements. Tara felt the Planning Board could wave the setback requirement through a Conditional Use permit or the ZBA could grant a special exemption. Mike Ouellet stated that the Board should not change the current setback requirements and future applications could be looked at on a case-by-case basis. The consensus of the Board was to ask Tara to draft language for this approach for Christine Johnston's review.

Tara discussed setbacks on non-conforming lots. She said the issue is traditional small camp lots that people were building full size homes on. The Board asked Tara to draft language for a conditional special use permit similar to the Town of Colebrook's ordinance. It would allow the Board to grant the permit, but also the ability to add conditions. The Board agreed.

PD8 - The discussion turned to discussing PD8- unusual areas. Many areas listed in the PD8 are already protected areas, making the PD8 designation obsolete. There is no way to add protection to PD8 area. The Cog Railway, Auto Road and Mount Washington Summit are unique areas. The Auto Road in Sargent's Purchase is a DDG and the Summit needs a zoning district designation. The consensus was to eliminate the PD8 designation but to keep the areas listed for future reference.

The Board will discuss PD3 & PD4 at the October meeting. The discussion will include shoreline protection, buffer zones and animal habitats.

Tom McCue made the motion to adjourn at 6:56. The motion was seconded by Mike Waddell and passed unanimously.

Respectfully submitted by Mike Ouellet, with edits provided by Tara Bamford at meeting of 10/18/23