



**Coös County Planning Board**  
October 18, 2023, Meeting Minutes

Chairman Scott Rineer opened the meeting at 6:00 p.m. Present were Board members Thomas McCue, Mike Ouellet, Commissioner Ray Gorman, Arnold Davis, Mark Brady and alternates Paul Grenier and Marc Tremblay. The gallery consisted of Ed Brisson, Bob Gargano, and Robert Théberge. Tara Bamford attended the meeting via ZOOM. Chairman Rineer appointed alternate Paul Grenier to sit in for absent member Troy Merner and Marc Tremblay for Erika Canales.

Approval of the September minutes was tabled until November so corrections could be made.

Chairman Rineer asked the gallery for any public comment, there was none. There were no applications to review.

**Zoning Amendments.**

PD3 – Critical Wildlife Habitat

PD4 – Fish Spawning Areas

Most fish habitat in the North Country is good habitat and spawning ground because of the good quality of water. Tara reported that Mike Waddell suggested getting rid of PD3 & PD4 because he felt the setback ordinance was impossible to enforce. The consensus of the Board was to recommend this change.

Tara provided a handout regarding vegetated buffers and regulations currently in place that have some protections for riparian buffers. The consensus of the Board was that Tara should draft some language that would incorporate a 25 ft. vegetated buffer into the PD5 rather than have a stand-alone shoreline ordinance like the Board had been working on a few years ago.

The Board will have to hold a public hearing on changes to the zoning ordinance before it can go to the Commissioners and Delegation. The Board agreed that they should remove the 100' shoreline setbacks as it conflicts with the PD5. Ed Brisson stated the 100' setbacks were a real problem when designing the Balsams project. He felt the Board should look at exceptions of details in buffer setbacks. He felt currently things are very restrictive. It was asked about all the setbacks of second order streams in the county. The Board feels like they can grant conditional use permits on a case-by-case basis. Mr. Brisson stated the Balsams project is still going forward and felt construction should start in the spring.

Paul Grenier made the motion to adjourn at 7:01 p.m. The motion was seconded by Mike Ouellet and passed unanimously.

Respectfully submitted by Mike Ouellet