



COÖS COUNTY PLANNING BOARD
North Country Resource Center, Lancaster, NH
November 15, 2023

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

ROLL CALL:

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

ALSO IN ATTENDANCE: Tara Bamford, Planning Consultant (*via Zoom*); Bob Gargano; Robert Th  berge; Deputy Bert vonDohrmann; Peter Daley; Andy Nadeau, Horizons Engineering; Howie Wemyss, The Glen House; and Linda Harris, Administrative Assistant.

SEATING OF ALTERNATES:

Chairman Rineer appointed Paul Grenier for member Ericka Canales, Leon Rideout for Arnold Davis and Marc Tremblay for Mike Waddell.

APPROVAL OF MINUTES:

A motion was made by Paul Grenier, seconded by Marc Tremblay to approve the minutes of the September 20, 2023 meeting with corrections. There was no further discussion. The motion was passed in the affirmative by voice vote. Representative Tierney abstained.

A motion was made by Paul Grenier, seconded by Marc Tremblay to approve the minutes of the October 18, 2023 meeting. There was no further discussion. The motion was passed in the affirmative by voice vote. Representative Tierney abstained.

Linda Harris reported that Representative James Tierney had been appointed by the Delegation as the ex-officio member to replace former Representative Troy Merner.

PUBLIC COMMENT: There was no public comment.

APPLICATIONS:

- a. Green's Grant: Andy Nadeau of Horizons Engineering reported on a proposed solar project to be installed in a pasture behind The Glen House. The project has been reduced to avoid wetlands. It was unclear if a conditional use permit and site plan application would be needed for this project. Andy noted that the language in the zoning ordinances is unclear. Tara Bamford replied that PD5 did not apply in this instance. Howie Wemyss noted that solar system would only be for Glen House

use only. The goal is to have the hotel energy self-sufficient. Tara replied that a conditional use permit will not be needed as the use is only for the Glen House. The Chair noted that the Planning Board is currently reviewing protected districts. Andy asked what would happen if the site plan was submitted prior to the approval of changes of the protected districts. Tara replied that the planning board would deny the application and request a variance from the zoning board of adjustments. The Planning Board affirmed that a site plan review will be required.

- b. Millsfield: Peter Daley reported that he owns four lots in Millsfield. The eventual plan will be to have a campground on the larger lot. Mr. Daley requested placing two park model RVs on MI 1623-035.4. The park models are on wheels with I-beam frame and skirting on the outside for wind protection. The Chair noted that site plan will be needed for the future campground. It was suggested that Mr. Daley have a concrete slab for the cabins and meet with Mike Ouellet to discuss the permit application.

ZONING AMENDMENTS:

Prior to the meeting, Tara emailed definitions pertaining to shoreline to be added to Article III of the Zoning Ordinances. Also emailed were proposed changes, as discussed in previous meetings:

- Article 6.09 Flexibility in Dimensional Requirements
- Article 4.03E Shorelines of Rivers, Streams, Ponds and Lakes (PD5).

Tara noted that the changes will make it that the Planning Board would make decisions with ZBA appeals.

Paul Grenier liked the proposal; the ZBA should be the appeals board.

Leon Rideout noted that the ZBA has certain questions to answer and must follow a process. The flexibility is better for the Board.

Tom McCue noted that he is a strong promoter of conditional use.

Chairman Rineer stated that Tara had accurately drafted what the Board has been discussing.

Tara noted that all changes will be part of the draft zoning ordinances for the Planning Board's review.

The Chair asked if the Board was agreeable with the change of setback from 100' to 25'. It was the consensus of the Board that the changes were okay.

APPROVED ZONING PERMITS: Linda Harris reported that there were none.

ANY OTHER BUSINESS:

Deputy Bert vonDohrmann was at the meeting per the County Administrator's request. Members of the Sheriff's Department have been tasked with the enforcement of building permits. There have been several inconsistencies and warnings have been issued. He suggested that someone review the applications for accuracy prior to approval. He noted that setbacks that are placed on the application do not necessarily reflect the actual. The Unincorporated Places is growing at a fast pace and enforcement will be key.

Thomas McCue thanked Deputy vonDohrmann for his information and education on enforcement. Chairman Rineer noted that the flexibility piece being placed on the zoning ordinances will help with enforcement.

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

Pending Approval