



COÖS COUNTY PLANNING BOARD
North Country Resource Center, Lancaster, NH
April 17, 2024

Chairman Rineer opened the meeting at 6:01 p.m. and followed with the Pledge of Allegiance.

ROLL CALL:

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

ALSO IN ATTENDANCE: Tara Bamford, Planning Consultant (*via Zoom*); Jake DeBow, James Oehler and Dianne Timmins, NH Fish & Game; Robert Th  berge; Ray Berthiaume, County Forester; Bob Gargano; and Kevin Evans, Dartmouth Woodlands.

SEATING OF ALTERNATES: None, all members were present.

APPROVAL OF MINUTES:

A motion was made by Mike Waddell, seconded by Representative James Tierney to approve the minutes of the March 20, 2024, meeting. There was no discussion. The motion was passed in the affirmative by voice vote. Thomas McCue abstained.

PUBLIC COMMENT: Chairman Rineer inquired if there was any public comment not relating to the items on the agenda. There was no public comment.

CORRESPONDENCE: There was no correspondence.

APPLICATIONS: There were no applications.

ZONING AMENDMENTS:

Chairman Rineer noted that the meeting would be a work session or discussion amongst the Board on the PD3 and PD4 zoning amendments.

Following presentations by James Oehler on the development potential of the proposed habitat overlay and Dianne Timmins on the uniqueness of the brook trout habitat in Coos County, the Board discussed whether to move forward with retaining some kind of the PD3/4 along the lines of Fish & Game's proposal. There was consensus among Board members that there should continue to be a habitat overlay district generally following Fish & Game's proposal. There was also consensus that development

activities in this Protected District should require a Conditional Use Permit from the Planning Board similar to the other sensitive area Protected District overlays.

There was agreement that when consultation with Fish & Game is required prior to, e.g., logging, there should be a deadline beyond which the landowner does not need to wait for Fish & Game to do a site visit before being able to apply for a zoning permit. It was agreed that in the case of Conditional Use Permits, the input from Fish & Game will inform the Board as it reviews and develops conditions for the permit. Several Board members expressed an opinion that it is very important for the decision to remain with the landowner or County and for Fish & Game input to be advisory only. It was agreed that a standardized form to append to the ordinance and an MOU between the County and Fish & Game will be needed.

Existing camps such as the Dartmouth College camps were discussed and it was explained that they are grandfathered.

Next steps discussed included refining the development potential analysis - Tara will follow-up with Jake on this - and Tara will also run the direction the Board is going by counsel to make sure she doesn't see any red flags before providing some draft text in time for discussion at the May meeting. When the Board has had a chance to consider the draft and have it revised as desired, landowners may be invited to a Planning Board meeting to hear their thoughts on development potential and whether they have any concerns.

APPROVED ZONING/BUILDING PERMITS: The following was approved by the Board of Commissioners.

575	Paulding, Lloyd	Millsfield	4/3/24	Replace rotting porch roughly 3'x15' emergency egress.
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ANY OTHER BUSINESS: There was no other business to discuss.

The next meeting is scheduled for May 15, 2024 @ 6:00 p.m. in Lancaster, NH.

A motion was made by Representative James Tierney, seconded by Ericka Canales to adjourn the meeting at 7:20 p.m. The motion was approved unanimously.

Respectfully submitted,

Linda Harris
Administrative Assistant