

COÖS COUNTY PLANNING BOARD
North Country Resource Center, Lancaster NH
January 22, 2020

Present from the Board: John Scarinza – Chair; Jennifer Fish – Clerk; Mike Waddell, Rep. Troy Merner, Scott Rineer – Vice Chair, Ed Mellet, Tom Brady, Mark Frank, Tom McCue, Leon Rideout and Mark Frank.

Also in Attendance: Tara Bamford, Planning Consultant; Earl Duval, Duval, Klaskick & Thompson LLC; Wayne Presby, Mount Washington Railway Company; Gregory Russell, Presby Construction Inc.; and members of the public.

The regular meeting was opened at 6:05 pm.

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

APPOINTMENT OF ALTERNATES

Chairman Scarinza appointed alternate Leon Rideout to sit in for Fred King and Mark Frank for Rick Tillotson.

APPROVAL OF MINUTES

Mike Waddell made a motion to approve the minutes of December 11, 2019 as distributed. Troy Merner seconded the motion. There was no discussion. All approved.

NEW BUSINESS

a. Notice is hereby given in accordance with RSA 676:4 that the Coös County Planning Board will meet on January 22, 2020 at 6:00 p.m. at the North Country Resource Center, Lancaster, N.H. to consider the following applications submitted by the Mount Washington Railway Company: 1. Site Plan Review for three 10 ft. x 20 ft. lean-tos at Waumbeck Junction, Tax Map 1605-11, and 2. Site Plan Review and Conditional Use Permit pursuant to Section 4.06(c) 3. of the Coos County Zoning Ordinance for construction of a new 26,000 sq. ft. maintenance facility at the Railway Base Station, 3168 Base Station Rd., Tax Map 1605-10.

For each application, upon a finding by the Planning Board that the application material submitted provides all of the information necessary for making its decision, the Board will vote to accept the submission as complete and a public hearing will immediately follow. Should either application not be accepted as complete, the review of the submission for that application will be continued.

1. Construction of three lean-tos:

Attorney Earl Duval gave a brief description of the lean-tos. There is no new or increased use for the lean-tos that have already been constructed. Mr. Duval stated that the purpose of the lean-tos is to provide protection from the elements for train passengers, hikers and skiers. The lean-tos are open to the public. The applicant requested several

waivers for submission requirements. The board reviewed the waiver requests and the checklist for submission requirements. Chairman Scarinza asked if there were any deed restrictions or easements. Mr. Duval answered that the land is owned in fee and there are no restrictions. It was noted that the requirement for a survey plan drawn by a surveyor or engineer will be waived. There will be no plan recorded at the Registry of Deeds office. A motion was made by Mike Waddell and seconded by Mark Frank to approve the requested waivers and to accept the application as complete. All voted in favor.

The public hearing was opened at 6:37 pm. David Govatski of Jefferson stated that he appreciated the planning board and applicant for completing the after the fact site plan. Mr. Govatski stated that he had no objections.

John Suitor, employee of the Mt. Washington Railway Company stated that he appreciated that the lean-tos are available to shelter train passengers and employees in case of emergencies. Chairman Scarinza asked about bales of hay or straw used around the bottom of the lean-tos. Mr. Presby stated that he believed it was straw that was used to create a barrier around the anchors. Chairman Scarinza asked that the applicant ensure that straw is used to prevent invasive species from inhabiting the mountain. There were no other questions or comments.

The public hearing was closed at 6:42 pm.

Mark Frank made a motion to approve the site plan with the following conditions;

- 1) that a building permit be obtained from the State Fire Marshal if required
- 2) Bales of straw are used around the bottom of the structures.

Scott Rineer seconded the motion. There was no further discussion. All voted in favor.

2. Construction of a new 26,000 sq. ft. maintenance facility:

Attorney Duval gave a brief overview of the site plan application for a new maintenance facility at the base station. Greg Russell discussed in more detail the proposed facility and storm water management plan.

Chairman Scarinza asked Attorney Duval about if he contacted the Ammonoosuc River Local Advisory Committee to review the plans and the Shoreland Protection permit application. Attorney Duval stated that it would be on the agenda for the committee's February 5th meeting. It was stated that the committee will have the opportunity to comment on the plan during the NH Shoreland Protection permit application process.

Tara Bamford stated she had a concern that a licensed engineer has not reviewed the plans being submitted particularly that no opinion has been given that the plan meets the County's storm water requirements. The County's regulations require that a licensed engineer sign off site plans. There will be no document recorded at the Registry of Deeds office.

The applicant requested several waivers for submission requirements. The board reviewed the waiver requests and the checklist for submission requirements. Leon Rideout made a motion to approve the requested waivers and accept application as

complete. Mark Frank seconded the motion. There was no further discussion. All voted in favor.

Tom McCue asked if the boundary line adjustment plan prepared in 2015 by HEB Engineers had been completed. It states that the U.S. Forest Service Tract 14, Ex. 2 & Tract 462, Ex. will be conveyed to the Mt. Washington Railway Co. Mr. Presby stated that it was still in process and a memorandum of understanding agreement has been signed between the 2 parties. The transfer will be completed prior to construction.

Chairman Scarinza opened the public hearing at 7:30 pm. There were no comments. The public hearing was closed at 7:31pm.

Mike Wadell made a motion to approve the site plan with the following:

Prior to final approval the following conditions must be met:

- 1) A conforming compliance letter submitted to the Planning Board from a licensed engineering stating that the plan will function properly and meet the County site plan requirements.
- 2) A Shoreland Protection Permit is issued by NH DES.

Prior to the start of construction the following conditions must be met:

- 3) The land transfer from the U.S. Forest Service is completed and recorded at the Registry of Deeds.
- 4) A building permit issued by the NH Fire Marshal's Office

Prior to the connection of water the following condition must be met:

- 5) A septic design is approved by NH DES.

Leon Rideout seconded the motion. There was no further discussion. All voted in favor.

Conditional Use Permit: Maintenance Facility

A conditional use permit application for the maintenance facility was submitted by the Mt. Washington Railway Company.

Mike Waddell made a motion to approve the application pursuant to the following:

Coos County Unincorporated Places Zoning Ordinance Article IV, Establishment of District

Section 4.06 General Development Sub district (DD-G)

(c.) Uses requiring a Conditional Use Permit.

3. Other Structures, uses, or services which the Board determines are consistent with the purposes of this sub district and of the Master Plan and are not detrimental to the resources and uses they protect.

Scott Rineer seconded the motion. There was no further discussion. All voted in favor.

OLD BUSINESS

- a. Balsam’s Application Status: T. Bamford

Jennifer Fish reported that the Planned Unit Development Permit document has been formatted to meet the registry’s requirements. The document will be submitted to the registry office for recording.

Ms. Bamford has not heard back from Ed Brisson about recording the notice of decision for the Lake Gloria Hotel.

RATIFICATION OF ZONING PERMITS

Ed Mellet made a motion to ratify the following zoning permit and Scott Rineer seconded the motion. There was no discussion. All approved.

502 Mt. Washington Summit Road Co. Green’s Grant 12’x24’ addition to existing storage structure

OTHER BUSINESS

None

TIME AND DATE OF NEXT MEETING

The next scheduled meeting is to be determined.

ADJOURNMENT

A motion was made by Mark Frank and seconded by Leon Rideout to adjourn at 7:40 pm. All approved.

Respectfully submitted,
Jennifer Fish, Clerk

Pending Approval