

COÖS COUNTY PLANNING BOARD
North Country Resource Center, Lancaster NH
December 11, 2019

Present from the Board: John Scarinza – Chair; Jennifer Fish – Clerk; Mike Waddell, Rep. Troy Merner, Scott Rineer, Ed Mellet.

Also in Attendance: Tara Bamford, Planning Consultant; Earl Duval, Duval, Klaskick & Thompson LLC; Wayne Presby, Mount Washington Railway Company; and a member of the public..

The regular meeting was opened at 6:06 pm.

PUBLIC COMMENTS NOT RELATED TO AGENDA ITEMS

None

ELECTION OF OFFICERS

Mike Waddell made a motion to nominate John Scarinza for Chairman and Scott Rineer seconded the motion. There was no discussion. All approved.

Jennifer Fish made a motion to nominate Scott Rineer for Vice-Chair and Mike Waddell seconded the motion. There was no discussion. All approved.

Mike Waddell made a motion to nominate Jennifer Fish for Clerk and Scott Rineer seconded the motion. There was no discussion. All approved.

APPROVAL OF MINUTES OF June 19, 2019

Mike Waddell made a motion to approve the minutes of June 19, 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 December 11, 2019 at 6:00 p.m. at the North Country Resource Center, Lancaster, N.H. to consider two Preliminary Site Plan Review Applications submitted by the Mount Washington Railway Company: 1. construction of three 10 ft. x 20 ft. lean-tos at Waumbeck Junction, Tax Map 1605-11, and 2. construction of a new 30,000 sq. ft. maintenance facility at the Railway Base Station, 3168 Base Station Rd., Tax Map 1605-10.

1. Construction of three lean-tos:

Attorney Earl Duval gave a brief description of the lean-tos. Mr. Presby stated that the lean-tos are secured by earth anchors. Chairman Scarinza stated that this is to permit the existing lean-tos. It is in a sense an “After the Fact” permit request. Tara Bamford stated that it was determined by the Board at the June 19th meeting that the applicant didn’t need

a conditional use permit but a site plan review was needed. Ms. Bamford recommended that the board request a letter from the applicant stating the purpose for lean-tos is for an existing use and not an expansion of an activity. The applicant agreed to provide a letter. The board didn't have any further comments or questions.

2. Construction of a new 30,000 sq. ft. maintenance facility:

Mr. Presby gave a brief description of the new maintenance facility. The purpose is to be able to have all their equipment under cover and out of the elements. Attorney Duval explained that the plan has been changed from 30,000 sq. ft. to 26,000 sq. ft. The facility will not have fixed tracks inside the building. The rail sections will be moved around with air compressors.

Ms. Bamford reviewed the preliminary application and recommended that the Board provide direction to the applicant on what the board will need to see in the application. The Board reviewed the site plan review application checklist. Chairman Scarinza recommended that the applicant contact the NH State Fire Marshal's office. A zoning permit will be issued by the Marshal's office. A NH DES Shore land protection permit will be required and the applicant will have to apply for a conditional use permit.

OLD BUSINESS

a. Balsam's Application Status T. Bamford

Ms. Bamford spoke with Ed Brisson about recording the Planned Unit Development at the Registry and he stated that it was ok to have it recorded.

b. Tara Bamford Planning Services Agreement

Mike Waddell made a motion to approve the agreement for 2020 and Ed Mellet seconded the motion. There was no discussion. All approved.

RATIFICATION OF ZONING PERMITS

Mike Waddell made a motion to ratify the following zoning permits and Ed Mellet seconded the motion. There was no discussion. All approved.

495 Eric Grenier	W. Location	Reconstruct gazebo/screenhouse 10x18
496 Doug Hanson	Cambridge	Replacement of existing wood shed 16x12
497 Brian Roper	Success	New footings under existing camp
498 Craig & Jeanne Carrigan	Success	28'x30' garage
499 Mount Washington Summit Road	Green's Grant	10'x10' Structure for generator
500 Tania Shorey	Millsfield	Construction of 28'x48' House and 28'x40' garage
501 Frank Lacortiglia	Millsfield	36'x48' two story house

OTHER BUSINESS

Ed Mellet want to let the other members of the Board know that Will Staats, Regional Biologist from NH Fish & Game recently retired. Mr. Mellet requested that a letter be sent to Will to thank him for his service and assistance to the planning board. Scott Rineer noted that Will Staats was the contact person from NH Fish & Game to assist with recommendations on zoning permits. Chairman Scarinza stated that he would contact Jill Kilborn to see if there is a succession plan.

TIME AND DATE OF NEXT MEETING

The next scheduled meeting is January 22, 2020 at 6pm.

ADJOURNMENT

A motion was made by Scott Rineer and seconded by Troy Merner to adjourn at 7:15 pm. All approved.

Respectfully submitted,
Jennifer Fish, Clerk

Pending Approval