

## **TENTATIVE AGENDA**

*Details Subject to Change until the Day of the Meeting*

### **OSSIPEE PLANNING BOARD**

**April 2, 2024 at 7:00 PM**

**at the FREIGHT HOUSE**

#### **Call to Order:**

#### **Pledge of Allegiance:**

**Roll Call:** Sharon “Sharie” Cohen, Ash Fischbein, Krystal Eldridge, Brian Ames, Connie Billings, Katherine Alexander, Tracy Fernandez (Selectmen’s Ex-Officio) and (**Alternate Vacancy**)

**Public Input:** Unrelated to any case being presented tonight.

**Welcome New Members:** Connie Billings and Katherine Alexander

**Public Input:** Unrelated to any case being presented tonight.

#### **Elect Chairman:**

#### **Elect Vice Chairman:**

#### **Elect Board Secretary:**

**Appoint Authorized Agent:** for gravel pit inspections.

**Meeting Minutes:** Review to approve Meeting Minutes of February 20, 2024, and March 5, 2024

**Informal Discussion:** N/A

#### **Unfinished Business:**

- **Master Plan:** Discussion continues on other chapters... Email from Alissa Del Tufo
- **Case #24-01-SPR:** Applicant - JFJ Holdings, LLC for owner, CAFUA Realty Trust, CLXIX, LLC of 924 Route 16. Tax Map: 123 Lot: 022 is **Granted a Conditional Site Plan Review** to redeveloped the properties for the construction of an 1,848 sq. ft. quick service restaurant with a drive-thru. Pending the receipt of the following conditions and provided All Federal, State and Local Regulations and Permits shall be followed:
  1. Fire Chief’s Final letter of approval with Fire Chief’s conditions met.
  2. NHDES Septic System Approval
  3. ADA Parking per Town specifications
  4. NHDOT Curb Cut approval
  5. Completed Traffic Analysis
  6. Victoria Perez is to supply a copy of the Associations Rules to GPT, Inc and to the Planning Board for the record
    - a. [Email received on March 20, 2024 from Ken Borden of 10 Abbott’s Lane. Tax Map: 123 Lot: 018 expressing opposition to the proposed project.](#)

#### **New Business:**

- **Case #24-02-SPR:** Edrie Sarah Ames Association, LLC. c/o Representing Agent: Mark & Jacob McConkey for 73 Circuit Rd. Tax Map: 248 Lot: 033 is seeking a Site Plan Review Major along with (8)

Waiver Requests to formalize the Edrie Sarah Ames Association eleven (11) site seasonal family campground. The applicant has received NHDES Septic System approval, and NHDES State Subdivision approval. The applicant has received Ossipee ZBA Special Exception approval to have a Recreational Camping Park in the Rural district per Z.O. Article 34, Section 34.4 and a Variance approval per Z.O. Article XV, Section 15.1.1 to allow a recreational camping park to have an area of less than five (5) acres.

- **Planning Board Handbook:** review new laws and changes
- **Zoning Ordinances - 2024**
- **Earth Excavation & Reclamation Regulations:** updated

**Notices:**

- **NHDES:** Standard Dredge & Fill - Wetlands Permit Application for Ron Corriveau; NH Northcoast Corporation, Mile Marker 107.6 on Route 16. Tax Map: 132 Lot: 026. The project is to remove the existing culvert and replace it with a 3 ft. by 4 ft. embedded pre-cast concrete box culvert which will result in 253 sq. ft. of temporary impact and 105 sq. ft. of permanent impact. The culvert has failed and was temporarily repaired to restore service to the railroads. The proposed work is the permanent repair for the temporarily repaired culvert.

- Received update that application is administratively complete.

- **NHDES File # 2024-00378:** Standard Dredge & Fill - Wetlands Permit Application for Kevin and Deborah Randall at 50 Leavitt Rd. Tax Map: 033 Lot: 006 are proposing to install 5 docks (6ft. x 40ft.) on the Southside of Loon Island, Tax Map: 032 Lot: 013. The docks are proposed for the southside of the island so as not to interfere with the nesting loons on the northside of the island.

- Received NHDES File #2024-00378: Avoidance and Minimization Checklist application received on March 8, 2024.
- Received NHDES File # 2024-00378: Attachment A: Minor and Major Projects application received on March 8, 2024.

**Next Meeting:**

- **April 16, 2024: @ 7:00 pm at the Freight House**

**Any Other Business Which May Come Before This Meeting:**

**Adjournment:**

**Unsatisfied Conditions**

Board	Date of Conditional Approval	Applicant	List of Conditions
PB	05/17/2022	<b>Case #22-04-SPR &amp; #22-02-SUP:</b> Maurice Bishop Rev. Trust c/o Jim Rines, of White Mountain Survey & Engineering, Inc. of 340 Route 16B. Tax Map: 074 Lot:010	<ol style="list-style-type: none"> <li>1. <b>Pending:</b> NHDES septic approval</li> <li>2. <b>Pending:</b> NHDOT curb cut approval.</li> </ol>
PB	08/30/2022	<b>Case #22-09-SPRA:</b> Josh Kaake c/o 455 Route 16, LLC of 455 Route 16. Tax Map: 266 Lot: 012	<ol style="list-style-type: none"> <li>1. <b>Pending:</b> NHDES Wetlands Permit Application for the new well.</li> <li>2. <b>Pending:</b> NHDES Subsurface/Septic Approval</li> <li>4. <b>Pending:</b> Planning Boards Signature Block on the plans</li> <li>5. <b>Pending:</b> Final plans showing 3 buildings with the Certified Stamp by a Licensed Engineer on the final plans.</li> </ol>
PB	03/05/2024	<b>Case #24-01-SPR &amp; Case #24-02-SUP:</b> Applicant - JFJ Holdings, LLC for owner, CAFUA Realty Trust, CLXIX, LLC of 924 Route 16. Tax Map: 123 Lot: 022 is seeking a Site Plan Review and a Special Use Permit	<ol style="list-style-type: none"> <li>1. <b>Pending:</b> Fire Chief's Final letter of approval with Fire Chief's conditions met.</li> <li>2. <b>Pending:</b> NHDES Septic System Approval</li> <li>3. <b>Pending:</b> ADA Parking per Town specifications</li> <li>4. <b>Pending:</b> NHDOT Curb Cut approval</li> <li>5. <b>Pending:</b> Completed Traffic Analysis</li> <li>6. <b>Pending:</b> Victoria Perez is to supply a copy of the Associations Rules to GPT, LLC and to the Planning Board</li> </ol>

**NOTES:**

- 1. OWNERS INFORMATION:
  - ADDRESS: EDRIE SARAH AMES ASSOCIATION, C/O SANDRA WALKER, 84 VALCOUR HEIGHTS DRIVE, PERU, NY 12972
  - DEED REFERENCE: 2001 CCRD BOOK 1986 PAGE 964
  - MAP / LOT: OSSISPEE TAX MAP 248 LOT 33
- 2. ALL BOUNDRIES WERE FOUND OR SET ON 20 APRIL 2000, 1 FEB 2001 OR 28 FEB 2001
- 3. ZONING DISTRICT: RURAL
  - SEE OSSISPEE ORDINANCE FOR SETBACKS, PERMITTED USES, ECT.
- 4. Proposed Development: Commercial - Seasonal Family Campground
- 5. Total Flow: 670 Gallons Per Day
- 6. This Property is not within 250' of a protected water body per NH RSA 483-B
- 7. This Development does not qualify for an Alteration of Terrain Permit Pursuant to NH RSA 485-A
- 8. This Development does not qualify for a Ground Water Discharge Permit Pursuant to Env-Wq 402
- 9. This Development does not qualify for a Wetlands Dredge and Fill Permit Pursuant to NH RSA 482-A
- 10. All wetlands have been delineated in accordance with Env-Wq 1014.06 By Mark E. McConkey Septic Designer Permit #: 1235 on April 19th 2023. No jurisdictional wetlands were found on the property.

VIA CASE # 23-05-V & 23-01-SE VARIANCE FROM ARTICLE XV SECTION 15.1.1 A RECREATIONAL CAMPING PARK SHALL HAVE AN AREA OF NOT LESS THAN FIVE (5) ACRES & SPECIAL EXCEPTION FROM ARTICLE XXIV SECTION 34.4 (F) RECREATIONAL CAMPING PARKS IN THE RURAL DISTRICT APPROVED BY THE OSSISPEE ZONING BOARD ON 6-13-2023

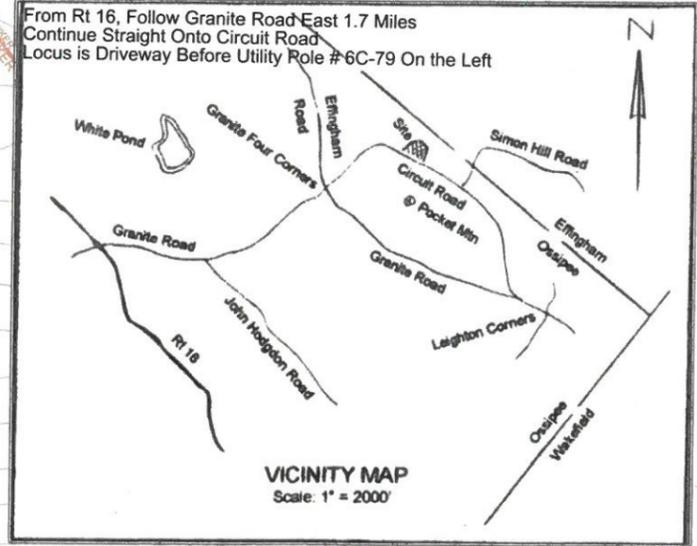
ONLY RV'S (RECREATIONAL VEHICLES) CAN OCCUPY THE SITES WITH THREE WAY CONNECTIONS. MODULAR AND OR PARK MODELS ARE PROHIBITED. NO ADDITIONAL LIVING SPACE OTHER THAN AN OPEN DECK CAN BE USED IN CONJUNCTION WITH THE RV'S.

CAMP GROUND MAY ONLY BE OCCUPIED 6 MONTHS OUT OF THE YEAR

NO MORE THAN 25 PEOPLE TO BE ON THE PROPERTY AT ANY ONE TIME, IN SO NEGATING THE NEED FOR A PUBLIC WATER SUPPLY.

MAP 248 LOT 32  
CCRD 2020 / 295  
LINDA L. ABDU

LOT IS 4.266 ACRES



**TEST PIT DATA**  
73 CIRCUIT ROAD OSSISPEE, NH

NAME: 46B HENNIKER  
DATE: April 20, 2023  
PROF. TEST: 14 MIN. / INCH  
DATE: April 20, 2023 TEST PIT: 1

0 - 6" 10YR 2/2 Fine Sandy Loam, Decomposing Plant Material, Many Fine Roots, Loose.  
6" - 15" 10YR 3/4 Very Fine Sandy Loam, Many Fine Roots, Loose, Moist  
15" - 22" 10YR 4/4 Fine Loamy Sand, Wet, Granular, Blocky, Friable  
22" - 48" 2.5Y 4/3 Fine Loamy Sand, Wet, Granular, Blocky, Friable, Somewhat Silty, Somewhat Firm in Place  
SHAWT: 15" Perc: 14 Min/In  
120 Obs: Sleeping at 15" Roots to 15"

**Jacob Marc McConkey**  
SEPTIC DESIGNER  
Permit # 1235  
1984

MAP 247 LOT 1  
DEATH CERTIFICATE 6/13/2020  
REGINALD G. WALKER FAMILY TRUST  
JUDITH M. WALKER TRUSTEE

OWNER OF RECORD:  
EDRIE SARAH AMES ASSOCIATION  
C/O SANDRA WALKER  
84 VALCOUR HEIGHTS DRIVE  
PERU, NY 12972  
CCRD BOOK 1986 PAGE 964



REVIEWED AND FOUND CONSISTENT WITH PLAN REFERENCE 4:  
Paul L. King  
LLS, PE  
PO Box 374  
Tarnworth, NH 03886  
(603) 323 - 7450

EDRIE SARAH AMES ASSOCIATION  
84 VALCOUR HEIGHTS DRIVE  
PERU, NY 12972

DATE: 8/9/2023 MAP: 248 LOT: 33

PREPARED & DRAFTED BY: **Jacob Marc McConkey**  
NH PERMITTED SEPTIC DESIGNER # 1984  
NH PERM. SEPTIC INSTALLER # 5566 NH LIC. SEPTIC INSPECTOR # 185  
ME CERT. SEPTIC INSPECTOR # 614 NH LIC. SITE SIGN. DESIGNER # 408

FILE: 73 CIRCUIT ROAD SUBDIVISION PLAN.DWG

APPROVED BY THE OSSISPEE PLANNING BOARD

CERTIFIED BY: \_\_\_\_\_  
DSD BY: \_\_\_\_\_

The Subdivision Regulations of the Town of Ossipee are a part of this plan, and approval of this plan is contingent upon completion of all the requirements of said Subdivision Regulations, excepting only any waivers or modifications made in writing by the Planning Board.

I certify that this survey was made by me and those under my direct supervision, and that to the best of my knowledge conforms with the NH Code of Administrative Rules LAN 500 for a Class U Standard Property Survey

REVIEWED AND APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES WATER DIVISION

Date: 11/9/2023  
#eSA2023110902

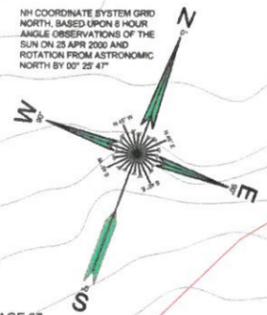
SCALE 1" = 30'

PROTECTIVE WELL EASEMENT RECORDED IN C.C.R.D. AT BOOK 3731 PAGE 1075

**LEGEND**

STONE WALLS	---
PROPERTY LINES	---
CAMP SITE LINES	---
SEWER LINES	---
WATER LINES	---
SOIL BOUNDARY	---

- PLAN REFERENCES:
1. ARTHUR MASON, BY S. BOOMER, OCT 1975, CCRD PLAN BOOK 109 PAGE 37
  2. SKYVIEW SUBDIVISION, BY THORNE SURVEYS, REV 9/18/1974, CCRD PLAN BOOK 28 PAGE 84
  3. THOMAS R. AND BRENDA D. WALKER, BY S. BOOMER, AUG 1971, ORIGINAL IN POSSESSION OF WHITE MOUNTAIN SURVEY CO, OSSISPEE, NH
  4. SUBDIVISION PLAN OF LAND IN OSSISPEE, NH PROPERTY OF REGINALD G. WALKER FAMILY TRUST, BY PAUL L. KING DATED MAR 2001 CCRD PLAN BOOK 173 PAGE 60



\*NOT TO SCALE

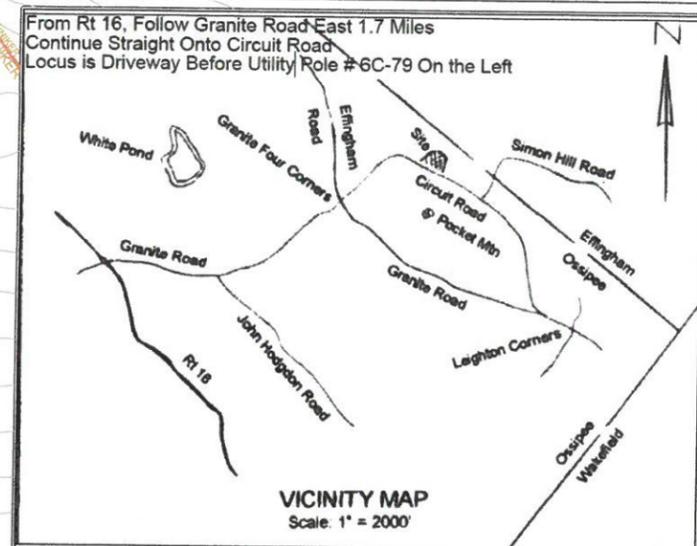
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MAP 247 LOT 1  
DEATH CERTIFICATE 6/13/2020  
REGINALD G. WALKER FAMILY TRUST  
JUDITH M. WALKER TRUSTEE

ZONING ENVELOPE 40' FRONT 25' SIDES/REAR  
LANDSCAPE BUFFER 75' FRONT 50' SIDES/REAR

**LOT IS 4.266 ACRES  
OR 185,826.96 SQ'**

### Lot Coverage

	Existing	Proposed
Pump House:	135.45	135.45
Platforms:	278.36	278.36
Tent Structure:	188	188
Bath House:	83.64	83.64
Out House:	37.09	0.00
<b>Total:</b>	<b>722.54</b>	<b>685.45</b>
	0.39%	0.37%

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PDR: 14 40% / 10%  
DATE: April 20, 2023  
TEST PIT: 1

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22" - 48" 2.5Y 4/3 Fine Loamy Sand, Wet, Granular, Blocky, Friable, Somewhat Silty, Somewhat Firm in Place  
SHWT: 15" Perc: 14 Min/In  
h2o Obsv: Seeping at 15" Roots to 15"

Jacob Marc McConkey  
1904  
SEPTIC DESIGNER

PER O.Z.O. 15.1.10 CAMPERS (RV'S) TO HAVE VALID REGISTRATION AND CURRENT NUMBER PLATE, BE A MAXIMUM OF 8.5' IN TRAVEL MODE. ANNUALLY BEFORE APRIL 1st, OWNER OF CAMPGROUND TO PROVIDE TOWN ASSESSING OFFICIALS WITH NAME & ADDRESS OF EACH OWNER OF RV'S ON THE CAMPGROUND, AS WELL AS IDENTIFY WHICH RV'S CURRENTLY MEET THE REGISTRATION / PLATE / WIDTH REQUIREMENTS.

LIGHTING IS DARK SKIES / TOWN COMPLIANT

OWNER OF RECORD:  
EDRIE SARAH AMES ASSOCIATION  
C/O SANDRA WALKER  
84 VALCOUR HEIGHTS DRIVE  
PERU, NY 12972  
CCRD BOOK 1986 PAGE 964

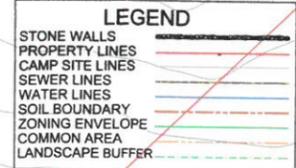


APPROVED BY THE OSSISPEE PLANNING BOARD

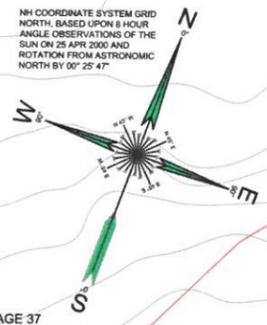
CERTIFIED BY: [Signature]  
AND BY: [Signature]

NHDES SUBDIVISION APPROVAL # : eSA2023110902  
NHDES SUBSURFACE APPROVAL # : eCA2023120124

SCALE 1" = 30'



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**SITE LOCATION:**  
73 Circuit Road  
Ossipee, NH 03864

PREPARED BY:  
Jacob Marc McConkey  
10 Clover Lane #1  
Freedom, NH 03836

**SHEET 2**

EDRIE SARAH AMES ASSOCIATION  
84 VALCOUR HEIGHTS DRIVE  
PERU, NY 12972

DATE: 3/10/2024 MAP: 248 LOT: 33

PREPARED & DRAFTED BY:  
Jacob Marc McConkey  
NH PERMITTED SEPTIC DESIGNER # 1904  
NH PERM. SEPTIC INSTALLER # 8586 NH L.C. SEPTIC INSPECTOR # 185  
NH CDRY. SEPTIC INSPECTOR # 814 NH L.C. SITE EVALUATOR # 408

FILE: 73 CIRCUIT ROAD SUBDIVISION PLAN.DWG

\*NOT TO SCALE