

TENTATIVE AGENDA
Details Subject To Change until the Day of the Meeting
OSSIPEE PLANNING BOARD
April 20th, 2021 at 7:00 PM
at the Freight House

Call to Order:

Pledge of Allegiance:

Roll Call: Sharon “Sharie” Cohen - Chairman, Bruce Stuart – Vice Chairman, Ash Fischbein, Rick Cousins (ZEO) – Selectmen’s (Ex-Officio) Rep., Connie Billings, Roy Barron, Krystal Eldridge, and Alternate-Tim Otterbach.

REGULAR MEETING

Meeting Minutes: Review to approve Meeting Minutes of 04/6/2021.

Informal Discussion: N/A

PUBLIC HEARING

New Business:

- **Case #21-02-SPR:** American Campground, LLC c/o White Mountain Survey & Engineering, Inc. for Newman Drew Rd. Tax Map: 017 Lot: 014 is seeking a Site Plan Review to expand the campground by a net total of 18 site services by water and electric with sewer being handled by sewage dump stations and honey wagons and without the need for roadway expansion. **Case continued from April 6, 2021**
 - Waiver Request: Section 8.03.4 and subdivision Section 8.02.1, E
- **Case #21-03-SPR:** Rachel's Sheds, LLC c/o Rachel Worster: Owner - Jacob & Barbara Hehl - Adam Tillinghast, Trustee of 766 Route 16. Tax Map: 250 Lot: 004 – is seeking a Site Plan Review for the purpose of selling Old Hickory Buildings’ of high-quality pre-built sheds at this location.
- **Case #21-04-SPR:** Hodsdon Farm c/o EDF Realty, LLC – Owner Ash Fischbein of 1230 Route 16. Tax Map: 101 Lot: 001 – is seeking a Site Plan Review to convert (4) office spaces to add one - 2nd floor apartment in the rear of the barn along with SPR Waivers:
 - 6.07.3. Types of Waivers - Waiver or Modification of the Requirements or Standards: General Requirements of Sections 6.04.3 and 6.04.4 and/or the Design Standards of Sections 8.
 - 6.03.5A. & 6.04.4 G – Site Plan Review Requirements: Waive the requirement for plan copies of (5) 24” x 36” and (10) 11” x 17” plans.
 - 8.01.2.B.2. Parking: With over 8000sq. ft. parking is looking convert (4) office spaces which would require 4 parking spaces; to add one (2) bedroom - 2nd floor apartment, thus reducing parking spaces by (2).
 - 8.02.4 Lighting: Not changing the existing lighting plan on the referenced plat.
 - 8.02.6 Snow Storage: parking lot is large enough to store snow.
- **Case #21-01-BLA:** 760 White Mountain Highway, LLC c/o Frenchmen’s Brook Condominiums of 760 White Mountain Highway. Tax Map: 250 Lot: 005 Sub: Unit C-1 is

seeking a Boundary Line Adjustment to remove 117,767 sq. ft. from commercial unit C1 and add it to the Convertible Land. Along with the following request for waivers from Subdivision Regulations:

- 9.04 B. for 5-foot contours, soil types, test pits and percolation test information;
 - 9.05 K. for driveways within 200ft.;
 - 9.05 N. for benchmark; and
 - 9.05 P. for location of natural and manmade features within 200 ft.
- **Case #21-02-BLA:** The Rines Living Trust & Mahlon E. & Meadow Welch of 20 & 26 Connor Pond Rd. Tax Map: 061 Lot: 024 & 025 is seeking a Boundary Line Adjustment to perform an equal area swap where the land area of both lots will remain the same but the setback to the Rines Family Trust property will become compliant with the boundary line setbacks and provide enough room for a future standby generator to be installed. Along with the following request for waivers from Subdivision Regulations:
 - 9.04 B. for 5-foot contours, soil types, test pits and percolation test information;
 - 9.05 K. for driveways within 200ft.;
 - 9.05 N. for benchmark; and
 - 9.05 P. for location of natural and manmade features within 200 ft.
 - **Case #20-2-EERP/RI:** Angelini Borrow Pit, **(Continued until June 1st, 2021.)** Owner - William Angelini Earth Excavation of Effingham. Tax Map: 413 Lot: 138 and Ossipec – Tax Map: 235 Lot: 004 (Right of Way access only) is seeking Ossipec Planning Board's approval for use of the right of way access under Effingham's Regional Impact provision.
 - Pending Road Study Results

Unsatisfied Conditions: Status Quo

Unfinished Business:

- **Master Plan:** Discussion continues...
 - Town Maps per LRPC – pending contact with Dave Jeffers
 - Town Maps Proposal from White Mtn. Survey & Eng. C/O Jim Rines

Any Other Business Which May Come Before This Meeting:

Next Meeting: May 4, 2021 @ 7:00 pm

Adjournment:

Unsatisfied Conditions

Board	Date of Conditional Approval	Applicant	List of Conditions
PB	08/18/2020	Case#18-4-SPR Owner – J. William Dawson, Jr	1. Pending: The Fence repairs and screening be installed
PB	08/18/2020	Case#18-4-SPR Owner – J. William Dawson, Jr	2. Pending: The Berm and plantings be installed
PB	08/18/2020	Case#18-4-SPR Owner – J. William Dawson, Jr	3. Pending: Subsequent Conditions must be completed prior to June 30, 2021 or the SPRA approval is Null & Void
PB	08/18/2020	Case#18-4-SPR Owner – J. William Dawson, Jr	4. All Federal, State, and Local Regulations & Ordinances must be followed.