

AGENDA
OSSIPEE PLANNING BOARD
April 4, 2017

Call to Order:

Roll Call: Connie Billings - Chairman, Roy Barron – Vice-Chairman, Dennis Legendre, Bob Gillette, Peter Zavas, Tim Otterbach, Sandra “Sam” Martin (BOS Rep.), Rick St. Jean (Alternate) and Steve McConarty (ZEO).

Meeting Minutes: Review and approve Meeting Minutes of 3/21/2017.

Financial: Budget & Revenue Reports:

- Sager & Smith, PLLC – Invoice received for Westward Shore Case - \$1,321.25
- Sager & Smith, PLLC – Invoice received for Freedom vs. Ossipee – ZBA Appeal - \$72.50
- Sager & Smith, PLLC – Invoice received for Planning Board – General Matters - \$253.03
- Jones & Beach Engineers, Inc. – Invoice received for Remaining Balance - \$3,052.41

Unsatisfied Conditions: (continued from previous PB Mtgs):

| Board | Date | Applicant | List of Conditions |
|-------|------------|------------------------------|--|
| PB | 11/03/15 | LBWD | Ltr stating manufacturing/light industry only. – To be sent by PB |
| PB | 09/20/2016 | WWSCR-Northgate Ossipee, LLC | SPR granted pending remaining conditions: 03/29/2017 Court Ordered to “Impose a Stay” on any work. Pending Court decision. #1: Water Supply Approval |
| PB | 09/20/2016 | WWSCR-Northgate Ossipee, LLC | SPR granted pending remaining conditions: 03/29/2017 Court Ordered to “Impose a Stay” on any work. Pending Court decision. #2: Subdivision Approval |
| PB | 09/20/2016 | WWSCR-Northgate Ossipee, LLC | SPR granted pending remaining conditions: 03/29/2017 Court Ordered to “Impose a Stay” on any work. Pending Court decision. #3: NHDES Septic Approval |

New Business:

- **Case # 17-2-SPR:** Irving Energy c/o Michael Henault, 135 Route 16B - property owner Highlands Fuel Delivery, LLC. Tax Map: 87 Lot: 28 & 30. Seeking a Site Plan Review for the addition of (1) 30,000 gallon underground propane tank to be located to the right of the current structure. ZBA granted a Conditional Special Exception for an underground tank on 9/13/2016, final approval was granted on 12/13/2016. PB approved a Lot Merger for Tax Map: 87 Lots: 28 and 30 on 09/06/2016.
- **Case # 17-3-SPR: (Case Continued until 4/18/2017)** Valley Point, LLC c/o White Mtn Survey, to develop 2400 Route 16. Tax Map: 7 Lot: 11.
 - The scoping meeting announcement scheduled for April 6, 2017 at NHDOT Bureau of Traffic Conference Room, Route 106 in Concord, NH at 10:00 AM.

Intent to Excavate:

1. Town of Ossipee, Polly’s Crossing Rd. Tax Map: 243 Lot: 2. Total acreage of Lot: 355+. Total Permitted area is 25 acres. Excavation area is ± 2 acres. Reclaimed area is 0 acres. Remaining cubic yards of Earth to Excavate is approximately 200,000 cu. yds. To be done by Downey Shea.
2. Town of Ossipee, Archer’ Rd. Tax Map: 231 Lot: 1. Total acreage of Lot: 66. Total Permitted area is 5 acres. Excavation area is 5 acres. Reclaimed area is 0 acres. Remaining cubic yards of Earth to Excavate is (not listed) cu. yds. To be done by Robert J. Ambrose of Ambrose Bros., Inc.

Intent to Cut:

1. Tax Map: 261 Lot: 20, on Granite Rd. Owner is Sharon & Burton Johnson, to cut 38 acres of 48 acres by Western Maine Timberlands, Inc. Taxes are paid and no cemetery on the property.
2. Tax Map: 73 Lot: 225, 27 & 29, on Route 16 & 16 B. Owner is Jonathan Rivers, to cut 10 acres of 103 acres by Richard Buswell. Taxes are paid and no cemetery on the property.

Old Business:

- **Master Plan 2016 Revision:**
- **Planning Board Fee Schedule:** to update and approve

ZBA Cases:

Granted - Case #16-11-V: Mark McConkey c/o Dummer Boys – 1605 Route 16; Tax Map: 53 Lot: 30 – has applied for a Variance from Article 35.2.p of the Ossipee Zoning Ordinance to permit alterations to existing building to make 1 bedroom apartment.

Granted - Case # 17-1-SE: Michael & Wendy Houle – 112 Hodsdon Shore Rd. Tax Map: 73 Lot: 133 – has applied for a Special Exception from Article 23.3.2 Section: XXIII of the Ossipee Zoning Ordinance to remove existing roof and add (4) feet to an existing bedroom along with a (8) foot deck on top of existing structure below.

April Cases on Agenda:

- **Case # 17-3-V:** Robert Perry – 4 Forest Lane. Tax Map: 65 Lot: 023 Sub: 33 – has applied for a Variance from Article VI Section: 6.4.1. A & 6.4.2.A of the Ossipee Zoning Ordinance to replace an existing shed and construct a new utility shed within the 40 ft. frontage setbacks.

Notices:

Any Other Business Which May Come Before This Meeting

Adjournment

Next Meeting: **April 18, 2017 @ 7:00 pm**