

Tentative AGENDA

Details Subject to Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

September 6, 2022 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, Roy Barron, Krystal Eldridge, Donna Sargent, Connie Billings – (Ex-Officio), Melissa Ames (Alternate),

Public Input: Unrelated to any case being presented tonight.

Regularly Scheduled Meeting

Meeting Minutes: Review to approve Meeting Minutes of August 16, 2022 and August 30, 2022.

Informal Discussion:

- Lori Barron for 15 Polly’s Crossing Rd. Tax Map: 252 Lot: 001 is looking to purchase this property for a (6) site campground. Three site will be for family and 3 to rent. The property is on a Class VI road and per RSA 674:41 Class VI road can be built upon with Planning Board approval. (Reference email from Jonathan Smith, ZEO).

- Fred Schneider dba Space Storage Solutions Co. of 1595 Route 16. Tax Map: 053 Lot: 001. Recently received a Site Plan Review approval for a Storage Unit Facility consisting of 2-Buildings. Mr. Schneider would like to add a double-wide manufactured home and a single wide manufactured home on the two existing foundations for display purposes.

Unsatisfied Conditions:

- **Case #22-08-SPRA:** Mandie & Christopher “Ian” Hagan c/o Rowell's Services, LLC & 2400 Route 16, LLC located at 2400 Route 16, Ossipee NH - **Pending:** Revised Fire Chief’s letter addressing double stacking of the units and placement up against the building. **Received email on August 21, 2022.**
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New Business:

- **Case #22-03-BLA:** The Simpson Family Trust of 54 Sawyer Rd. Tax Map: 254 Lot: 011 and Jo-Ann Harding 2016 Trust of 44 Sawyer Rd. Tax Map: 254 Lot: 012 is seeking a Boundary Line Adjustment of 0.21 acres from parcel 254/011 being transferred to lot 254/012 recently discovered during a survey. Also, requesting (3) Waivers from Subdivision/Boundary Line Adjustment Section 8.01 (L) – Wetland Mapping, Section 8.01 (N) – Topographic Mapping and Section 8.01 (O) – Soils Mapping.

- **Case #22-07-SPR:** Cold River Marine of 1805 Route 16. Tax Map: 043 Lot: 005. Representing Agent: Bryan Berling of Land Technical Service Corporation is seeking a Site Plan Review for a Marina Sales/ Service/ Storage Facility on a developed lot in the Roadside Commercial Zone.

Unfinished Business: N/A

- **Master Plan:** Discussion continues...

- Review Chapter

NHDES Notices:

- **Amended Permit: AoT – 0049B** – Amending AoT-049A permit because of change of ownership from 2012 Foresight Realty Trust Holdings c/o Brad Leighton (Former Gary Coyne Pit) (75 Chickville Rd. Pit) Tax Map: 239 Lot: 001 and Tax Map: 242 Lot: 002 to Ossipee Gravel Pit (PNL 2008 Realty Trust) with amended permit AoT-0049B.
- **AoT Permit Application # 220309-061:** Westward Shores c/o Dan Flores of SFC Engineering response to NHDES – Request for More Information (RFI).
- **AoT Permit Application #220714-129:** Coleman McDonough of C.P. McDonough Corp. for Granite State Commerce Park of 1650 Route 16. Tax Map: 053 Lot: 012 received a letter addressing conditions to address before a final determination can be rendered.

Any Other Business Which May Come Before This Meeting:

Next Meeting: [September 20, 2022 @ 7:00 pm](#)

Adjournment:

Unsatisfied Conditions

Board	Date of Conditional Approval	Applicant	List of Conditions
PB	04/20/2021	Case #21-02-SPR/SUBD: American Campground, LLC	1. Pending: State of NH Subdivision approval
PB	05/17/2022	Case #22-04-SPR & #22-02-SUP: Maurice Bishop Rev. Trust c/o Jim Rines, of White Mountain Survey & Engineering, Inc. of 340 Route 16B. Tax Map: 074 Lot:010	1. Pending: NHDES septic approval 2. Pending: NHDOT curb cut approval.
PB	07/19/2022	Case #22-02-BLA: BAKB, LLC & Barbara Ann Bee Rev. Trust, of 30 Walker Hill Rd. Tax Map: 125 Lot: 002 & Tax Map: 251 Lot: 002	1. Pending: NHDES SUBD/BLA Approval 2. Pending: Final Plans for Board signatures 3. Pending: Mylar plan for recording with CCRD 4. All Federal, State and Local Regulations shall be followed.
PB	08/02/2022	Case #22-08-SPRA: Mandie & Christopher “Tan” Hagan c/o Rowell's Services, LLC & 2400 Route 16, LLC located at 2400 Route 16, Ossipee NH	1. Pending: Revised Fire Chief's letter addressing double stacking of the units and placement up against the building. Received email on August 21, 2022. 2. Pending: Final plans for Approval and Board signatures 3. Pending: Correct Deed showing ownership to Mandie & Christopher “Tan” Hagan c/o Rowell's Services, LLC & 2400 Route 16, LLC 4. All Federal State and Local Regulations shall be followed.