

**AGENDA**  
**OSSIPEE PLANNING BOARD**  
**May 2, 2017**

**Public Hearing**

- **Planning Board Fee Schedule:** Public discussion on updates to the fee schedule

**Regular Scheduled Meeting**

**Call to Order:**

**Pledge of Allegiance**

**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 4/18/2017.

**Financial:**

Budget & Revenue Reports:

**Unsatisfied Conditions: (continued from previous PB Mtgs):**

Board	Date	Applicant	List of Conditions
PB	11/03/15	LBWD	Ltr stating manufacturing/light industry only. – <b>To be sent by PB</b>
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: <b>Pending Court decision.</b> #1: Water Supply Approval
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: <b>Pending Court decision.</b> #2: Subdivision Approval
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: <b>Pending Court decision.</b> #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. Given Conditional SPR Approval on 04/04/2017. **Revised Plans received April 21, 2017.**
- **Case # 17-3-SPR: (Case continued until May 16, 2017)** Valley Point, LLC c/o White Mtn Survey, to develop 2400 Route 16. Tax Map: 7 Lot: 11. Intends to raze all existing manmade features and redevelop the to include a 5,000 sq. ft. convenient store w/ 25 parking spaces, drive-up window for coffee & prepackaged food, a dedicated service and unloading area. Four (4) two (2) fuel pump dispensing islands, a fuel delivery station, drinking well water, 600 – gallon per day effluent disposal system and driveways onto routes 16 & 41 etc....

**Intent to Excavate:**

1. Tax Map: 124 Lot: 25. Route 28. Total acreage of Lot: 12+. Total Permitted area is 12+ acres. Excavation Area (acres) as of April 1 is 5+. Reclaimed Area (acres) as of April 1 is 0. Remaining Cubic Yards of Earth to Excavate is 331,891 cu. yds. Excavation of estimated 20,000 cu. yds, of Sand. To be done by Fred Heckel. Taxes paid.
2. Tax Map: 250 Lot: 8. Route 16. Total acreage of Lot: 71. Total Permitted area is 117 acres. Excavation Area (acres) as of April 1 is 3.4. Reclaimed Area (acres) as of April 1 is 1. Remaining Cubic Yards of Earth to Excavate is (Unknown) cu. yds. Excavation of estimated 96,500 cu. yds, of Gravel, Sand,

Loam, and Fill. Taxes paid.

**Old Business:**

Projects 2017:

1. Master Plan Revision
  2. Zoning Ordinance Revisions:
  3. Revise PB Rules of Procedures:
- Ralph Buchanan wants to expand Storage Unit business on Route 16.

**ZBA Cases for May 9th:**

- **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:**

- Ossipee Job Opportunities: Deadline to submit applications is May 3, 2017

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

**Adjournment**

Next Meeting: **May 16, 2017 @ 7:00 pm**