

## **TENTATIVE AGENDA**

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

### **OSSIPEE PLANNING BOARD**

**July 5, 2023 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, Brian Ames, and Melissa Ames (Alternate)

#### **Public Hearing:**

**Wednesday, July 5<sup>th</sup>, 2023 at 6:30 pm**

To present and approve the final revisions to the SPR & SUBD Regulations & Applications, Fee Schedule & Rules of Procedures: the public hearing will be in the Freight House with the regularly scheduled meeting to follow at 7:00 PM.

#### **Regularly Scheduled Meeting**

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

**Meeting Minutes:** Review to approve Meeting Minutes of April 18, 2023 and June 6, 2023

**Informal Discussion:** N/A

#### **New Business:**

- **Case #23-03-SPR:** Amy & Todd Gogolowski of 1550 Route 16. Tax Map: 053 Lot: 092 is seeking a Site Plan Review to operate a business called Wicked Wares and proposing to use the existing two-story barn as a seasonal Antique and Craft retail store. The Resale store will be open approximately 6 months, May 1 to November 1. In addition, sale of plants and garden variety will be available for future sales once the greenhouses are constructed. The single-story red storage barn is currently used for storage/workshop and will continue to be used for storage and workshop. (Case Continued from May 2, 2023 pending Deed research on Right of Way access and to complete the application form) Requested & Approved a continuance until July 5<sup>th</sup>, 2023.

- **Case #23-01-SUBD:** Pitchfork Holdings, LLC c/o Evans Brothers, LLC. Representing Agent: Christopher Berry of Berry Surveying & Engineering for 800 Route 16, Tax Map: 124 Lot: 007 is requesting a proposed (7) Lot Subdivision of the 19-acre parcel. The following permits pending approval and other application revisions needed: (Case continued from June 6<sup>th</sup>, 2023) Requested & Approved a continuance until July 5<sup>th</sup>, 2023 pending time to address the following conditions.

1. Local Subdivision Approval
2. Local Zoning Board Approval – Not needed
3. NHDES Subsurface (State Subdivision)
4. An updated NHDOT Permit – for driveway
5. EPA Notice of Intent and Stormwater Pollution & Prevention Plan
6. Natural Heritage Bureau (NHB)
7. Department of Historical Resources (DHR)
  - a) Update narrative to remove the need for a variance
  - b) Updated plans



- c) Balance of Application Fees
- d) Fire Chief's Letter of Approval

**Unfinished Business:**

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

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

**Next Meeting:** July 18, 2023 at the Freight House

**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    | 04/18/2023                   | <b>Case #23-02-SPR:</b> Michael Stevens of 1800 Route 16. Tax Map: 038 Lot: 020   | <ol style="list-style-type: none"> <li>1. <b>Pending:</b> NHDOT Driveway approval.</li> </ol>  |
| PB    | 06/20/2023                   | <b>Case # 23-02-SUBD:</b> Good To Go Properties, LLC c/o Deborah Wade of 525 Route 25 East. Tax Map: 049 Lot: 003   | <ol style="list-style-type: none"> <li>1. <b>Pending:</b> Fire Chief's letter of approval</li> <li>2. <b>Pending:</b> State of NHDES Subdivision Approval,</li> <li>3. <b>Pending:</b> Mylar plan for recording with CCRD</li> <li>4. <b>Pending:</b> A Site Plan Review (Major)</li> </ol>  |