

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

August 1, 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 Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of April 18, 2023 and July 18, 2023.

Financial: Expenditure report thru June 2023

Informal Discussion: N/A

New Business:

• **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 6th, 2023, July 5th, 2023 & July 18th, 2023) [Requested and Approved a continuance until August 1, 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

- **Case #23-03-SUBD:** Gregory C. Bemis of 185 Dorrs Corner Rd. Tax Map: 231 Lot: 027 is seeking a (4) lot subdivision of the 24.35+/- acres. Lots 1, 2, and 4 will require State subdivision approval for having an area of 5 acres or less. Lot 3 is larger than 5 acres and state approval is not required. Requesting waivers from subdivision regulations for:

- Section 11.01, D – Length to width ratio
- Section 11.02, A – HISS mapping
- Section 11.02, B – Ground control

- **Case #23-06-SPR:** KOGO, LLC (Kilowatts-on-the-Go) – owner, Victoria Perez of EVR Realty, LLC and Representing Agent: Scott Lawler of Norway Plains Associates, Inc. for 930 White Mountain Hwy. Tax Map: 123 Lot: 021 is seeking a Site Plan Review to allow for a change in use of the existing building and construction of electric vehicle (EV) charging stations.



- **Case #23-07-SPR:** Burch's Bait & Tackle, LLC c/o Brittney & Thomas Burch of 56 Chickville Rd. Tax Map: 108 Lot: 019 is seeking to open and operate a bait and tackle shop out of his 8 ft. X 14 ft. shed on his home property as a home business in the residential district.

Unfinished Business:

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

Notice:

NHDES - Wetlands Permit:

- **Wetlands Permit by Notification (PBN):** 3 South Shore Realty Trust, owner Marcin Jarmoc. Tax Map: 044 Lot: 072 is submitting an application for the installation of a seasonal Dock Lift next to an existing permitted seasonal dock for 3 South Shore Rd.
- **Wetlands Permit by Notification (PBN):** Owner: Patrick Marks of 88 Deer Cove Rd. Tax Map: 037 Lot: 030 is submitting an application to supplement and replenish 1,978.13 sq. ft. of beach sand at an existing beach that meets the state definition of a legal structure.

Any Other Business Which May Come Before This Meeting:

Next Meeting: [August 15, 2023 at the Freight House](#)

Adjournment:

Unsatisfied Conditions

Board	Date of Conditional Approval	Applicant	List of Conditions
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	<ol style="list-style-type: none"> 1. Pending: NHDES septic approval 2. Pending: NHDOT curb cut approval.
PB	08/30/2022	Case #22-09-SPRA: Josh Kaake c/o 455 Route 16, LLC of 455 Route 16. Tax Map: 266 Lot: 012	<ol style="list-style-type: none"> 1. Pending: NHDES Wetlands Permit Application for the new well. 2. Pending: NHDES Subsurface/Septic Approval 4. Pending: Planning Boards Signature Block on the plans 5. Pending: Final plans showing 3 buildings with the Certified Stamp by a Licensed Engineer on the final plans.
PB	04/18/2023	Case #23-02-SPR: Michael Stevens of 1800 Route 16. Tax Map: 038 Lot: 020	<ol style="list-style-type: none"> 1. Pending: NHDOT Driveway approval.