

## **TENTATIVE AGENDA**

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

### **OSSIPEE PLANNING BOARD**

**August 15, 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, July 18, 2023 and August 1, 2023

**Informal Discussion:** N/A

#### **Unsatisfied Conditions:**

- **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.
  1. Pending: Revised plan showing relocation of handicap parking – [Received 08/08/2023](#)
  2. Pending: Planning Board Signature Block - [Received 08/08/2023](#)

#### **New Business:**

- **Case # 23-04-LM:** William & Celia Harben of 130 Circuit Rd. & Circuit Rd. Tax Map: 247 Lot: 026 and Tax Map: 261 Lot: 040 is seeking a Lot Merger of a triangular parcel to the primary parcel. [Case continued until August 15, 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, July 5<sup>th</sup>, 2023, July 18<sup>th</sup>, 2023 and August 1, 2023) [Revised application and plans submitted August 8, 2023](#)

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. Representing Agent is Frank Mc Mahon of White Mountain Survey & Engineering; a Division of Horizon Engineering 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, and Section 11.02, B – Ground control. [Case continued until August 15<sup>th</sup>, 2023 pending time to complete the application and revise the plans.](#)

- **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. [Case continued until August 15<sup>th</sup>, 2023 pending time to complete the following conditions:](#)

- Scaled drawing showing parking, setbacks, and lot size
- Waiver Request for each N/A from checklist

- **Case #23-01-BLA:** William A. & Shannon M. Huffman and Maplehurst Farm Trust c/o Ted Wright of White Mountain Survey & Engineering of 275 Granite Rd. Tax Map: 261 Lot: 010, 279 Granite Rd. Tax Map: 261 Lot: 011 and 285 Granite Rd. Tax Map: 261 Lot: 012 is seeking a Boundary Line Adjustment of .28 acres from Lot: 012 to become part of Lot: 10 and Lot: 011 lot lines will be absorbed and become part of Lot: 010.

**Unfinished Business:**

- **Master Plan:** Housing Chapter Discussion continues...
- **Application for Lot Merger:** review revisions and schedule the public hearing.
- **Sign SPR & SUBD Regulations, Rules of Procedures:**

**Notice:**

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

**Next Meeting:** [September 5, 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	08/01/2023	<b>Case #23-06-SPR:</b> KOGO, LLC (Kilowatts-on-the-Go) – owner, Victoria Perez of EVR Realty, LLC and Representing Agent: Scott Lawler of Norway Plains Associates, Inc.	<ol style="list-style-type: none"> <li>1. <b>Pending:</b> Revised plan showing relocation of handicap parking – <a href="#">Received 08/08/2023</a></li> <li>2. <b>Pending:</b> Planning Board Signature Block - <a href="#">Received 08/08/2023</a></li> </ol>