

## **TENTATIVE AGENDA**

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

### **OSSIPEE PLANNING BOARD**

**October 17, 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 October 3, 2023

#### **Informal Discussion:**

- Stephen Dunkle presents to discuss his plans for multiple businesses at the former Big Moose RV lot at 495 Route 16, Tax Map: 266 Lot: 016 in the Corridor district.
- Garrett Piccirillo to discuss plans for a Drive-thru Coffee Shop at 920 Route 16, Tax Map: 123 Lot: 023 in the Commercial district.
- Felicia Whitney for 674 Route 16 Tax Map: 259 Lot: 001 (formerly Ora’s Coffee Shop) is here seeking permission to open a beauty salon at this location.

#### **Financial:**

- Budget Report – September 2023

#### **Unsatisfied Conditions:**

• **Case #23-09-SPR:** Eric Clifford c/o Fire Side Lumber of 2245 Route 16. Tax Map: 014 Lot 004 in the Roadside Commercial district is seeking a Site Plan Review to have a 30 ft. x 42ft. building with front office space and storage of lumber for sale. The front 16 ft. x 30 ft. will be for office space with the remaining 26 ft. x 30 ft. barn storage for lumber with a 14 ft. x 26 ft. front lean tube. Also looking to put a roof over existing sign with lights to enhance curbside appeal. Also requesting multiple waivers from the checklist. (Case continued from September 5, 2023 to the October 17, 2023 meeting). Pending the following documents and revisions:

1. Copy of Deed for proof of new ownership – [Received 10/10/2023](#)
2. Show Boundary pins on plan
3. Review and Revise Waivers Requested
4. NHDES approved Septic Design plan by a certified septic designer

• **Phil Valliere c/o 1725 Route 16, LLC:** Rep. Agent: Phil Valliere for 1725 Route 16. Tax Map: 043 Lot: 004 and Lot: 003. open Bucket O’ Balls at the former Smitty’s Golf Range and Axe throwing, concession stand.

[Zoning Officer, Jonathan Smith, has submitted an email with pictures to the Planning Board and is requesting the Board to determine if a Site Plan Review Amendment is warranted.](#)

File history: Lot consolidation and subdivision approved 12/2/1997, Site Plan Review approved 12/2/1997, Site Plan Review Amendment in 2002 to add the mini-golf course.

**New Business:**

- **Proposed Zoning Ordinance** changes

**Unfinished Business:**

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

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

**Next Meeting:** [November 7, 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	1. <b>Pending:</b> NHDES septic approval 2. <b>Pending:</b> NHDOT' curb cut approval.
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	1. <b>Pending:</b> NHDES Wetlands Permit Application for the new well. 2. <b>Pending:</b> NHDES Subsurface/Septic Approval 4. <b>Pending:</b> Planning Boards Signature Block on the plans 5. <b>Pending:</b> Final plans showing 3 buildings with the Certified Stamp by a Licensed Engineer on the final plans.
PB	08/15/2023	<b>Case #23-09-SPR:</b> Eric Clifford c/o Fire Side Lumber of 2245 Route 16. Tax Map: 014 Lot 004	1. <b>Pending:</b> Copy of Deed for proof of new ownership - <a href="#">Received 10/10/2023</a> 2. <b>Pending:</b> Show Boundary pins on plan 3. <b>Pending:</b> Review and Revise Waivers Requested 4. <b>Pending:</b> NHDES approved Septic Design plan by a certified septic designer