

Tentative Agenda
Details Subject To Change Until Day Of Meeting

AGENDA
OSSIPEE PLANNING BOARD
June 6, 2017

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 5/16/2017.

Financial:

Budget & Revenue Reports:

- Sager & Smith, PLLC – Statement received for Planning Board – Morse (gravel pit) - \$6,874.25

Unsatisfied Conditions: (continued from previous PB Mtgs):

Board	Date	Applicant	List of Conditions
PB	11/03/15	LBWD	Ltr stating manufacturing/light industry only. – Ltr sent to BOS on 5/26/2017 requesting ZEO to look into business.
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: Pending Court decision. #1: Water Supply Approval
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: Pending Court decision. #2: Subdivision Approval
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: Pending Court decision. #3: NHDES Septic Approval

Informal Discussion:

- **John Pearson:** wanting to expand a self-storage business on Route 16.

New Business:

- **Case # 17-3-SPR: (Case continued from 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....

- Mike & Kim DeCristofaro: Email received 5/31/2017 opposing gas station
- **Case # 17 – 4 – SPRA:** Ralph Buchanan c/o Buchanan Public Self Storage. Tax Map: 124 Lot: 10. Located at 851 Route 16, Ossipee is requesting to **Amend** original Site Plan Review to add (4) new storage buildings to existing Public Self Storage business.

Old Business:

Projects 2017:

1. Zoning Ordinance Revisions: To review 4.9 & 24.1.1 for changes
2. Revise PB Rules of Procedures:

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ZBA Cases for June 13th:

1. **Case # 17-5-V:** Jeanne-Marie Demetriou c/o Demetriou 2011 Rev. Trust– 70 Leavitt Rd. Tax Map: 34 Lot: 30 – has applied for a Variance from Article VI Section: 6.4.2 (side setback requirements) of the Ossipee Zoning Ordinance to build a garage and addition that will be less than the required 25 ft. sideline setback.

Notices:

- Gregory Howard: email received with questions concerning Site Plan Reviews.
- Chalmers Hardenbergh: email received 5/25/2017 with questions concerning Old Depot & Rymes Propane. Email forwarded to PB Chair & Selectmen for response.

Any Other Business Which May Come Before This Meeting

Adjournment

Next Meeting: **June 20, 2017 @ 7:00 pm**