

**Tentative AGENDA**  
Details Subject To Change until Day of Meeting  
**OSSIPEE PLANNING BOARD**  
**November 7, 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 10/17/2017.

**Financial:**

- Budget Report – October 2017
- Sager & Smith, PLLC – Planning Board v. Morse (gravel pit) - \$6,874.25 – September 2017 statement
- Sager & Smith, PLLC – Invoice dated 09/30/2017 received for Planning Board regarding General Matters in the amount of \$437.50.
- LRPC – Order/Invoice dated 10/24/2017 generated for the 2017 – 2018 Edition of NH Planning and Land Use Regulation books in the amount of \$92.50. Books to arrive sometime in January 2018.

**Unsatisfied Conditions: (continued from previous PB Mtgs):**

- See separate sheet with details.

**Informal Discussion:**

- Dawson Equipment has purchased 80 Route 16B (Old Dry Cleaners/Laundry Mat). Tax Map: 93 Lot: 015. Here to present conceptual plans for the structure and property.

**New Business:**

- **Case # 17-10-SPR:** Ossipee Granite Recovery, LLC, c/o agent: RJB Engineering, LLC for owner 56 Main St. Ossipee, LLC. Tax Map: 92 Lot: 122 is seeking a SPR to open Ossipee Transition House and Addiction Recovery Center.
  - **Waiver Request:** from Section 8.01.2 for parking requirements.

**Old Business:**

- **Morse Pit discussion** – Original Reclamation plan and Court Order.
- **Projects 2017:**
  1. **Zoning Ordinance Revisions:** Pending revised wording changes for:
    - a. 4.9 – pending revised wording from Steve McConarty

- b. 24.1.1 - pending revised wording from Steve McConarty
  - c. Accessory Building: pending revised wording from Steve McConarty
  - d. SPR Amendments – determine square footage limits before a permit vs. a SPR – Amendment.
- 2. Revision to Rules of Procedures: status quo
  - 3. Revision to Site Plan Regulations: PB to review
  - 4. Revision to Waiver Request for Subd/SPR: PB to review
  - 5. Revision to Subdivision Regulations: PB to review

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

**Adjournment:**

Next Meeting: **November 21, 2017 @ 7:00 pm**

### Unsatisfied Conditions

Board	Date	Applicant	List of Conditions
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: #1: Water Supply Approval Letter received 09/11/2017 - Application submitted <b>pending</b> approval this month.
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: #2: Subdivision Approval Letter received 09/11/2017 - Application submitted <b>pending</b> approval of water supply this month.
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: #3: NHDES Septic Approval Letter received 09/11/2017 – Septic design to be submitted to Ossipee ZEO before the application is submitted to NHDES. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #1: Written proof of who is <b>responsible</b> for the clean-up of offsite drinking wells both private and public with proof on the means to do so <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #2: All excavation shall be under the supervision of NHDES with continued testing being done to prove that no new contamination is present. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #3: All contaminated soils shall be removed from the site and safely disposed of per NHDES regulations. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #4: No new construction of any buildings shall begin until the entire site is deemed safe and clean of all contamination. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #5: Plans that show the prevention of further groundwater contamination. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #6: Plans for groundwater contamination monitoring shall continue until NHDES reports the site is safe and all drinking wells are clean for a time line as set by NHDES per the Petroleum Fund Regulations or 5 (five) years <b>whichever</b> is greater. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #7: Proof of State approval of the <b>water well</b> and septic system. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #8: All permit/ <b>approvals</b> of Federal, State and Local shall be in place before any construction begins. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #9: No salt to be used for snow and ice removal. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #10: All construction shall be materially of the latest design. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #11: All Federal, State and Local Regulations <b>shall be</b> followed. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #12: Site shall be developed as per site plans approved by this Planning Board. <b>Pending</b>
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #13: Any spills, <b>requiring notification of NHDES, per NHDES rules, shall result</b> in the evacuation of the Oil and Water Separator <b>system and shall be</b> cleaned semi-annually. <b>Pending</b>