

Tentative AGENDA
Details Subject To Change until Day of Meeting
OSSIPEE PLANNING BOARD
December 5, 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 & Public Hearing Minutes of 11/21/2017.

Financial:

- Budget Report – 2017

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.

New Business:

- **Case # 17 – 3 – BLA:** Neil & Catherine Munro & Marcel & Debra Beaulieu. 163 & 167 Ossipee Mountain Rd. Tax Map: 64 Lot: 4 & 5 is seeking a Boundary Line Adjustment to correct encroaching improvements of one applicant upon another. **Waiver Request as follows:**
 1. 9.04 A: Submitting a mylar at time of application
 2. 9.04 P: Wetland delineation and Impact Study
 3. Checklist item: Soil test pits
 4. Checklist Item: Topographic Contours
- **Case # 17-11-SPR:** O'Reilly Auto Parts c/o agent: Kevin Solli of Solli Engineering for owner Hutton Team, LLC. 901 Route 16. Tax Map: 123 Lot: 061/001 is seeking a SPR to develop a 7,456 square foot Auto Parts store.

Old Business:

- **Morse Pit discussion** – Pending legal process of Original Reclamation plan and Court Order.
- **Projects 2017:**
 1. **Zoning Ordinance Revisions:** Pending wording changes for:
 - a. 4.9 – pending wording from Steve McConarty
 - b. 24.1.1 - pending wording from Steve McConarty
 2. **Accessory Building:** New Ordinance request by Steve McConarty

Important Deadlines/Meeting:

- **Wednesday, December 13, 2017** Last day to accept petitions to amend zoning ordinance, historic district ordinance or building code for consideration at the 2018 town meeting. [RSA 675:4- 90 days before town meeting]
- **Friday, January 12, 2018** Last day to post and publish notice for first hearing on proposed adoption or amendment of zoning ordinance, historic district ordinance or building code if a second hearing is anticipated. [RSA 675:3; 675:7 – 10 clear days before 1/22/18]
- **Tuesday, January 16, 2018** Last day to publish notice, in a newspaper of general circulation in the town, for January 23rd session for checklist correction. [RSA 654:27; 669:5]
- **Monday, January 22, 2018** Last day to hold first public hearing on adoption or amendment of zoning ordinance, historic district ordinance or building code if a second public hearing is anticipated. [RSA 675:3 – 14 days prior to last date to hold public hearing on zoning/building/historic district ordinance amendment/adoption]
- **Thursday, January 25, 2018** Last day to post and publish notice of final planning board public hearing on proposed adoption or amendment to zoning ordinance, historic district ordinance or building code. [RSA 675:3; 675:7 – 10 clear days before 2/5/18]
- **Monday, February 5, 2018** Last day for planning board to hold final public hearing on adoption or amendment of zoning ordinance, historic district ordinance or building code. Planning board must also determine final form. [RSA 675:3 – one day before deadline for delivery of final zoning/building/historic ordinance ballot proposals to town clerk on 2/6/18]

Any Other Business Which May Come Before This Meeting

Adjournment:

Next Meeting: **December 19, 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 pending 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 pending 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.
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #1: Written proof of who is responsible for the clean-up of offsite drinking wells both private and public with proof on the means to do so Pending
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. Pending
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. Pending
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. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #5: Plans that show the prevention of further groundwater contamination. Pending
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 whichever is greater. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #7: Proof of State approval of the water well and septic system. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #8: All permit/ approvals of Federal, State and Local shall be in place before any construction begins. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #9: No salt to be used for snow and ice removal. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #10: All construction shall be materially of the latest design. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #11: All Federal, State and Local Regulations shall be followed. Pending
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. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #13: Any spills, requiring notification of NHDES, per NHDES rules, shall result in the evacuation of the Oil and Water Separator system and shall be cleaned semi-annually. Pending
PB	11/21/2017	Verizon/H&R Block c/o Dave Poulin	SPR granted pending remaining conditions: #1: Official Letter from Fire Chief approving the plan. Pending