

Tentative AGENDA
Details Subject To Change until Day of Meeting
OSSIPEE PLANNING BOARD
May 15, 2018

Call to Order:

Pledge of Allegiance

Roll Call: Connie Billings, Roy Barron, Dennis Legendre, Peter Zavas, Tim Otterbach, Martha Eldridge, (Select. Rep), Rick St. Jean (Alternate) and Steve McConarty (ZEO).

Guest: Economic Development Council: Presentation

REGULAR PUBLIC MEETING

Members: Rick St. Jean request

Meeting Minutes: Review to approve Meeting Minutes of 05/01/2018.

Informal Discussion: Van E. Hertel, Sr. of 617 Four Bays Drive, Nokomis, Fl. Would like to discuss a possible subdivision of 95 Blake Hill Rd. Tax Map: 223 Lot: 003 of 74 acres, Land use is 1F Residence, and Zoning District is Rural Unimproved.

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.

New Business:

PUBLIC HEARING

For the following Applications

- **Case # 18-2-SPR:** Ossipee Mountain Estates Cooperative (OMEC), owner – Ed Vergato, Tres. & Dave Krygeris, VP of 7 Mountain View Rd. Tax Map: 54 Lot: 002 was granted Conditional Approval for a Site Plan Review pending receipt of the Fire Chief's letter of approval.
- **Case # 18-1-Subd:** Maxfield Property Holdings, Inc. of 1230 Route 16. Tax Map: 101 Lot: 1 was granted a Conditional Subdivision pending revised plans illustrating 1. Revised Zoning District

Old Business:

- Morse Pit: – Pending legal process of Original Reclamation plan and Court Order.
- Gravel Pits: updates
 - Ambrose Bros. Pit: Archer's Pond Rd. Tax Map: 231 Lot: 001. Total acreage of Lot: 66. Date of Permit (per RSA 155:E2, I (d) – 07/05/2012. Spoke with Mr. Ambrose on 05/02/2018 referencing the letter of Reclamation Renewal due October 2018. Mr. Ambrose is to submit a letter indicating the pit was never operational and not renew his permit.

- Master Plan: updates

Intent to Excavate:

- Heckel Gravel Pit, Route 28. Tax Map: 124 Lot: 025 total acreage of Lot: 185. Date of Permit (per RSA 155:E2, I (d) – 01/19/2016. Total Permitted area is 12+ acres. Excavation area is 5+ acres. Reclaimed area is 0 acres. Remaining cubic yards of Earth to Excavate is approximately 308,931 cu. yds. Estimated cubic yards of sand is 20,000 cu. yds. To be done by Fred Heckel via Barb Buesser (POA). Taxes paid.

Notices:

Any Other Business Which May Come Before This Meeting

Adjournment:

Next Meeting: **June 5, 2018 @ 7:00 pm**

Unsatisfied Conditions

| Board | Date | Applicant | List of Conditions |
|-------|------------|-----------------------------------|--|
| 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. Received 01/16/2018 – Pending final inspection letter from Fire Chief |