

Tentative AGENDA
Details Subject To Change until Day of Meeting
OSSIPEE PLANNING BOARD
June 5, 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).

REGULAR PUBLIC MEETING

Members: Rick St. Jean – Letter of confirmation from the Board of Selectmen.

Meeting Minutes: Review to approve Meeting Minutes of 05/01/2018 and 05/15/2018.

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.
- Verizon/H&R Block c/o Dave Poulin – Conditional SPR, 6 months post approval, Issuance of letter requiring a status update to the Board.

New Business:

PUBLIC HEARING

For the following Applications

- **Case # 18-1-SPRA:** Hobb's Brewing Company, owner – Mountain Grainery, LLC of 755 White Mtn. Hwy. / Route 16. Tax Map: 130 Lot: 009 has applied for a Site Plan Review Amendment for a proposed brewery business. The site was previously approved by the Planning Board for a distillery along with associated site improvements.
 - **Special Use Permit:** the proposed brewery will require two additional subsurface disposal systems.
- **Case #18-1-LM:** David & Kimberly Briones of 4 & 6 Trails End. Tax Map: 73 Lots: 65 & 66 is applying for Lot Merger.

Old Business:

- Morse Pit: – Pending legal process of Original Reclamation plan and Court Order.
- Gravel Pits: updates
- Master Plan: updates

Intent to Excavate: Barron is to report on the site visit to Heckel Gravel Pit for reclamation.

- 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:

ZBA Cases to be heard on June 12th:

- **Case #18-3-V-Rehearing**, Ossipee Granit Recovery, LLC (Continued until the June 12, 2018 ZBA Mtg.)
- **Case #18-1-SE**, owner, **Douglas Morrison** of 9 Fillion Rd. Tax Map: 052 Lot: 046 is applying for a Special Exception in accordance with Article XXIII Section 23.3.2 of the Ossipee Zoning Ordinance in order to allow the renovation & expansion of 2nd floor only of existing dwelling.
- **Case #18-2-SE**, owner, **Theodore Johnston** of 177 Dorrs Corner Rd. Tax Map: 231 Lot: 025 is applying for a Special Exception in accordance with Article XXIII Section 23.3.2 of the Ossipee Zoning Ordinance in order to replace a prior existing mobile home with a framed cabin. A Special Exception was previously approved by the ZBA, April 26, 2011 but was not acted upon.
- **Case # 18-5-V**, owner Scott Aulson & Bruce Tinkham of 3 O'Sullivan Way. Tax Map: 024 lot: 029 is applying for a Variance in accordance with Article 6.4.2.A & 6.4.2.B, to keep and add an addition to an existing home.
- **Case #18-6-V**, owner **James Owen** of 44 Remle Rd. Tax Map: 033 Lot: 028 is applying for a Variance in accordance with Article 6.4.2 (a) of the Ossipee Zoning Ordinance to build an addition with a garage below and master bedroom above.
- **Case # 18-7-V**, owner **Steve & Debbie Meserve** of 64 Hodsdon Shore Rd. Tax Map: 072 Lot: 006 is applying for a Variance in accordance with Article 6.4.2 (a) and 23.3.2 (a) of the Ossipee Zoning Ordinance to construct a home, new septic system and a permit for an after the fact shed replacement.

Any Other Business Which May Come Before This Meeting

Adjournment:

Next Meeting: **June 19, 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