

**Tentative AGENDA**  
*Details Subject To Change until Day of Meeting*  
**OSSIPEE PLANNING BOARD**  
**July 3, 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 and Steve McConarty (ZEO).

**REGULAR PUBLIC MEETING**

**Meeting Minutes:** Review to approve Meeting Minutes of 06/19/2018.

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

- See separate sheet with details.

**Informal Discussion:**

- Laura's Coffee & Ice Cream on 06/19/2018 informal discussion was heard of a conceptual plan for a coffee /ice cream shop with a drive-thru and outdoor seating in the Ossipee House of Pizza lot.
- New England Technicoil, 790 Route 16. Tax Map: 250 Lot: 003, Tim Caravella, CEO. Company is wanting to move their manufacturing plant from Tuftonboro to this location.

**New Business:** None

**Old Business:**

- Morse Pit: – Status Quo pending legal process of Original Reclamation plan and Court Order.
- Gravel Pits: Review Draft III
- Master Plan: Review Mission Statement & Vision Statement & History: Chapter I

**Intent to Excavate:**

- Barron is to submit a report on the site visit to Heckel Gravel Pit for reclamation.

**Notices:**

- **File #2018-01803** – Application returned for missing information to Devlyn Brisson c/o Eric Ames of 3 Cold Springs Circle. Tax Map: 66 Lot: 034 to replace existing and expand dock.
- **Case#18-8-V, Jake Dawson**, owner – of 80 Route 16B. Tax Map: 93 Lot: 015 is applying for a Variance from Article 34.2.n for a Warehouse/Storage facilities in the Village District. Mr. Dawson also wants to rent a portion of his building to a landscape company to store unused equipment and have an office. Representing agent is Ash Fischbein.
- **Case#18-9-V: Russell Mannette & Elsa McKie** of 44 Bay Point Rd. Tax Map: 022 Lot: 029 is applying for a Variance from Article 6.4.2.A Side Setbacks to remove an existing non-conforming residential structure and replace it with a similar structure.

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

**Adjournment:**

Next Meeting: **July 17, 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 <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 is greater</b> . <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>
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 – <b>Pending final inspection letter from Fire Chief 05/25/2018 – Certified letter sent requesting an update of Fire Chief's condition for a full fire alarm system.</b>
PB	06/05/2018	Mountain Grainery, LLC	SPRA granted pending remaining conditions: #1: Official Letter from Fire Chief approving the plan. <b>Received 06/19/2018</b>
PB	06/05/2018	Mountain Grainery, LLC	SPRA granted pending remaining conditions: #2: NHDES Subsurface Disposal Permit for the Commercial Septic System.
PB	06/05/2018	Mountain Grainery, LLC	SPRA granted pending remaining conditions: #3: Alteration of Terrain copy of notification response letter.