

Tentative AGENDA
Details Subject To Change until Day of Meeting
OSSIPEE PLANNING BOARD
July 17, 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 07/03/2018.

Financial:

- Budget Report: 06/01/2018 – 06/30/2018

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.

New Business:

PUBLIC HEARING

- **Case # 18-1-SPRA:** Hobb's Brewing Company, owner – Mountain Grainery, LLC of 755 White Mtn. Hwy/Route 16. Tax Map: 130 Lot: 009 received Conditional approval for a Site Plan Review Amendment to change prior approved distillery to proposed brewery business. [Requesting a continuance until August 21, 2018 PB meeting](#) so they can obtain all approvals for the following conditions to be met:
 1. NHDES Subsurface Disposal Permit for the commercial septic system;
 2. Alteration of Terrain copy of notification response letter;
 3. Official Letter from Fire Chief;
 4. All Federal, State and Local Regulations shall be followed.
- **Case #18-2-SUBD, Van E. Hertel, Sr.** – owner of 95 Blake Hill Rd. Tax Map: 223 Lot: 003. Authorized agent is Jeffrey Hertel and surveyor, Randy Orvis of Géomètres Blue Hills; LLC is requesting to subdivide 70 acres into 4 lots.
- **Case#18-3-SPR, Ossipee Granit Recovery, LLC** - Owner - 56 Main Street Ossipee, LLC, of 56 Main Street. Tax Map: 92 Lot: 122 is applying for a Site Plan Review to utilize the residence as a transition home for persons who have just completed primary Substance Use Disorder treatment.
 - Waiver Request from Section 8.01.2 as follows:
 1. The occupants will not be permitted to have a vehicle
 2. Estimate one vehicle for staff and one for visitor.
 3. Additional space is available for parking on site, if necessary.
- Matthew Magliozzi of Orlans PC, law office representing Select Portfolio Servicing, Inc. mortgagee of 15 Birch Tree Lane for clearing the title for said property.

Old Business:

- Morse Pit: – Pending legal process of Original Reclamation plan and Court Order.
- Gravel Pits: Letter received from NHDES on 07/05/2018 on former Gary Coyne Pit – New owner Brad Leighton received AoT -0049A permit from NHDES on 06/29/2018.
- Master Plan: Review Mission Statement & Vision Statement

Any Other Business Which May Come Before This Meeting

Adjournment:

Next Meeting: **August 7, 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. 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.
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.