

Tentative AGENDA
Details Subject To Change until Day of Meeting
OSSIPEE PLANNING BOARD
August 7, 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).

PUBLIC HEARING
SPECIAL JOINT MEETING W/ THE ZBA

- **Case#18-8-V, J. William Dawson, Jr.,** 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#18-4-SPR, J. William Dawson, Jr.,** owner – of 80 Route 16B. Tax Map: 93 Lot: 015 is applying for a Site Plan Review from Article 34.2.n and 35.2 to re-open the Laundry Mat have a Warehouse/Storage facilities in the Village District. Mr. Dawson also wants to rent a portion of his building to a landscape company. Representing agent is Ash Fischbein.
- **Requesting Waivers:**
 1. 6.07.3.b – Waiver of Modification of the Requirements or Standards
 2. 6.04.4.g.1 – Waiver to require a licensed/certified land surveyor, engineer or architect.
 3. 6.04.4.g.4.d – Waiver to require four (4) copies of the parcel layout indicating five-foot contour intervals, soil types, location and data of each percolation test hole, the zoning, and any district boundaries.
 4. 6.04.4.g.4.e – Waiver to require four (4) copies of the Final Road/Traffic Design Plan consistent with information required in Section 8, Design Standards.
 5. 6.04.4.g.4.e – Waiver to require four (4) copies of the Final Grading and Drainage Plan with information as required in Section 8, Design Standards.
 6. 8.02.4 – Outdoor Lighting Plan: Mr. Dawson will be adding up to (2) two motion detection security lights on all 4 sides of the existing building.

REGULAR PUBLIC MEETING

Meeting Minutes: Review to approve Meeting Minutes of 07/17/2018.

Financial:

- Budget Report:

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.

New Business:

- **Case #18-1-BLA**, Look East, LLC & Bumbaca, LLC of 1018A & 1020 Route 16. Tax Map: 118 Lot: 003 & 002 have applied for a boundary line adjustment.
- **Case #18-5-SPRA**: Dawn Goodrich c/o Kim Cumberland of 674 Route 16B. Tax Map: 259 Lot: 001 is requesting a Site Plan Review Amendment to open Ora's Coffee & Ice Cream. Requesting to sell products all year round to include pastries, desserts, snacks, and miscellaneous non-alcoholic beverages. In addition, Ora's intends to showcase and/or sell local produce, and arts & crafts.

Old Business:

- Gravel Pits: Ambrose Bros. – Archer's Pond Pit – letter received 07/23/2018

Notices:

- NHDES Wetland Permit Application – Applicant Susan Watson c/o Donald & Susan Watson Realty Trust has applied for an Expedited Wetland Permit for 50 Channel Rd. to replace an existing failing concrete block wall with a dry stack 2 ft. diameter stone wall. Conservation Commission & Town Clerk approved
- NHDES Wetland Permit Application – Applicant Stephan Ingham Revocable Trust has applied for a Wetlands Permit for 54 Ridge Rd. for construction of a concrete anchor pad (7 ft. X 7 ft. X 2 ft.) and installation of a (6 ft. X 40 ft.) seasonal dock. Approximately 98 sq. ft. of the lakes bank is to be impacted and no jurisdictional wetlands are proposed. Town Clerk approved

Any Other Business Which May Come Before This Meeting

Adjournment:

Next Meeting: **August 21, 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	07/17/2018	Van Hertel, Sr.	SUBD granted pending conditions: # 1: Revise plot plan to include documentation of Cemetery and cemetery right of way access on revised plot plan.
PB	07/17/2018	Van Hertel, Sr.	SUBD granted pending conditions: #2: Add required second line to signature block
PB	07/17/2018	Van Hertel, Sr.	SUBD granted pending conditions: #3: Fire Chief's Official letter
PB	07/17/2018	Van Hertel, Sr.	SUBD granted pending conditions: #4: Boundary Corners pinned.
PB	07/17/2018	Ossipee Granite Recovery Center	SPR granted pending remaining conditions #1: Official Fire Chief letter
PB	07/17/2018	Ossipee Granite Recovery Center	SPR granted pending remaining conditions #2: Official letter from the Water & Sewer department
PB	07/17/2018	Ossipee Granite Recovery Center	SPR granted pending remaining conditions #3: NHDOT Driveway permit approval
PB	07/17/2018	Ossipee Granite Recovery Center	SPR granted pending remaining conditions #4: Removal of existing fence
PB	07/17/2018	Ossipee Granite Recovery Center	SPR granted pending remaining conditions #5: A new 6 ft. stockade fence shall be erected between the facility and the School property along own boundary line.
PB	07/17/2018	Ossipee Granite Recovery Center	SPR granted pending remaining conditions #6: Revise plan to include a bus loading and unloading area and parking.