

Tentative AGENDA
Details Subject To Change until the Day of the Meeting
OSSIPEE PLANNING BOARD
November 6, 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 Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of 10/16/2018.

Financial:

- Budget Report: 10/01/2018 – 10/31/2018
- Sager & Smith, PLLC – Invoice received for \$160.00 for Ossipee Planning Board vs. Morse (gravel pit)

Informal Discussion:

- N/A

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.

Unfinished Business:

- Gravel Pits:
 1. Chickville Rd. Pit – pending conditions for GP approval
 2. Berry/Evans Bros. Pit – pending submission of application from White Mtn. Survey
 3. Morse Pit – pending file review from Andrew Morse to determine course of action.

New Business:

Public Hearing

- **Case #18-3-BLA:** White Mountain Survey & Engineering, Inc. is the representing agent for owner, David H. Laurion and John Greenleaf Whittier of 139 & 141 Ossipee Mtn. Rd. Tax Map: 216 Lot: 006 & 007 are requesting a Boundary Line Adjustment and (4) Waivers of 9.04 B, 9.05 K, 9.05 N, and 9.05 P.
- **Case # 18-2-GP:** Ambrose Gravel Pit, owner Robert Ambrose of Archer's Pond Rd. Tax Map: 231 Lot: 001 is requesting renewal of his Earth Excavation & Reclamation permit for the 66.5 acres of the Archers Pond Rd. Gravel Pit.

Proposed Zoning Changes: Suggested Add In's – Terms and definitions to be created.

- Agricultural: to allow farm animals in all zones (recommended by S. McConarty)
- The ZBA suggest the Planning Board look into an index system similar to Wolfeboro's for properties on the lake, if wanting to change the setbacks.

34.2 COMMERCIAL USES (See also Article XXXV, Section 35.2)

- r. Lawn Care/Landscaping Business
- s. Sports & Recreation Facility

34.3 INSTITUTIONAL USES (See also Article XXXV, Section 35.3)

- h. Transitional Housing – short term, temporary housing for Ossipee resident's qualified and referred by the Welfare Director...
- i. Addiction Recovery Center – State licensed and Federally Regulated facility for the treatment of addiction...
- j. Addiction Recovery Housing – Stage three (3) addiction housing...

Intent to Excavate:

- Jeffrey Kelly, 110 Moultonville Rd. Tax Map: 091 Lot: 037. Total acreage of Lot: 3.27. Date of Permit: unknown. Total Permitted area is Unknown acres. Excavation area is 1 acres. Reclaimed area is Unknown acres. Remaining cubic yards of Earth to Excavate is (not listed) cu. yds. Estimated cubic yards of gravel is 1,000 cu. yds. To be done by Jeffrey Kelly. Taxes paid.

Notices:

Budget Hearings

Wednesday, November 7, 2018 – 2019 Budget Review with Budget Committee at 6:30 PM

Upcoming Deadlines for Traditional March Town Meeting:

Monday, November 12, 2018

First day to accept petitions to amend zoning ordinance, historic district ordinance or building code for consideration at the 2019 town meeting. [RSA 675:4-120 days prior to town meeting]

Wednesday, December 12, 2018

Last day to accept petitions to amend zoning ordinance, historic district ordinance or building code for consideration at the 2019 town meeting. [RSA 675:4- 90 days before town meeting]

Thursday, January 10, 2019

Last day to post and publish notice for first hearing on proposed adoption or amendment of zoning ordinance, historic district ordinance or building code if a second hearing is anticipated.
[RSA 675:3; 675:7 – 10 clear days before 1/21/19]

Any Other Business Which May Come Before This Meeting

Adjournment:

Next Meeting: **November 20, 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	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #1: Official Fire Chief letter
PB	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #2: Official letter from the Water & Sewer department
PB	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #3: NHDOT Driveway permit approval
PB	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #4: Removal of existing fence
PB	07/17/2018	Ossipee Granite Recovery Ctr	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 Ctr	SPR granted pending remaining conditions #6: Revise plan to include a bus loading and unloading area and parking.
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #1: Curb Cut approval from NHDOT
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #2: Official letter from the Water & Sewer department
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #3: Official Fire Chief letter
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #4: Lighting Plan on Design Plan dated 07/16/2018 on aerial plan and interior plan dated 06/16/2018.
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #5: Variance approval by ZBA
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #6: Shall adhere to all Federal, State and Local Regulations & Ordinances.
PB	09/18/2018	Brad Leighton – Chickville GP	Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton. Pending
PB	09/18/2018	Brad Leighton – Chickville GP	Legal opinion from the Town of Ossipee's, Attorney Sager on the disbursement of Mr. Coyne's money. Pending
PB	09/18/2018	Brad Leighton – Chickville GP	Documentation from the owner, 2012 Foresight Realty Trust Holdings showing payment of approximately \$32,000.00 Pending