

Tentative AGENDA
Details Subject To Change until the Day of the Meeting
OSSIPEE PLANNING BOARD
December 4, 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 11/06/2018 and 11/20/2018.

Financial: Budget Report: 10/01/2018 – 10/31/2018

Informal Discussion:

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.
- Ossipee Granite Recovery – receipt of NHDOT Drive Permit

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 – Andrew Morse came in and reviewed the file on 11/13/2018.

New Business:

Public Hearing

- **Case #18-3-BLA:** Paul & Pamela McCarthy and Ralph & Nan S. Gregorio of 18 & 16 Mt. Shaw Rd. Tax Map: 110 Lot: 025 & 026 are requesting a Boundary Line Adjustment and (4) Waivers of 8.01.O, 8.01.Q, 8.01.N and 8.01.L.

Proposed Zoning Changes: Continue discussion to create Terms and definitions.

- Agricultural: to allow farm animals in all zones (recommended by S. McConarty)
- Lake Front properties: setback changes
- **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...

Notices: N/A

Upcoming Deadlines for Traditional March 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: **December 18, 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 – Received 11/16/2018
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 #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. Received
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