

Tentative AGENDA
Details Subject To Change until the Day of the Meeting
OSSIPEE PLANNING BOARD
December 18, 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 12/04/2018.

Informal Discussion: Matt Young of Melvin Village Marina requesting an informal discussion about adding a storage building.

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.
- Ossipee Granite Recovery – receipt of revised plot plans, Water & Sewer letter, Initial Fire Chief's letter.

Unfinished Business:

Case #18-3-BLA: Paul & Pamela McCarthy and Ralph & Nan S. Gregorio of 18 & 16 Mt. Shaw Rd. Tax Map: 110 Lot: 025 & 026 for a Boundary Line Adjustment, pending the following conditions:

- Placement of boundary pins - [Placed](#)
- Submission of the Mylar plot plan for Planning Board final approval and signatures. – [Received 12/13/2018](#)

Gravel Pits:

- Browns Ridge Road Gravel Pit – status update submitted
- Ambrose Bros. Pit – spoke with Robert Ambrose last week. He will come to either the December 6th or 18th meeting to answer questions from the Board on the gravel pit.
- Chickville Rd. Pit – pending conditions for GP approval
- Berry/Evans Bros. Pit – pending submission of application from White Mtn. Survey
- Morse Pit – Andrew Morse copy of plot plan mailed on 12/14/2018.

New Business:

Public Hearing

Case #18-3-SUBD: Mountain Grainery, LLC c/o Ted Wright of Norway Plains for 755 Route 16. Tax Map: 130 Lot: 009 is requesting a Subdivision to create a new lot in order to separate the existing businesses currently located on the lot.

Proposed Zoning Changes: [Continue discussion to create Terms and definitions.](#)

- 34.4 Open Space Uses (see also Article XXXV, Section 35.4)
 - Agricultural Uses:
 - 34.4 (a) To allow farm animals (livestock) in Village & Residential districts
 - 35.4 (a), (1), (2), & (3) description changes.

- **Article XXXIII – Definitions**

- **Lot:** (5) To allow a non-primary structure for livestock shelter on an empty lot. (submitted via by S. McConarty per the request from several resident's)
- **34.2 COMMERCIAL USES (See also Article XXXV, Section 35.2)**
 - r. Lawn Care/Landscaping Business
 - s. Sports & Recreation Facility

Notices:

- Town of Ossipee Christmas Celebration
- NH Division of Historical Resources – Construction permit for solar panels at 20 Route 28 & Isaac Buswell Rd. **Decision:** Survey required before a determination can be made.

Upcoming Deadlines for Traditional March 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]

Monday, January 21, 2019

Last day to hold first public hearing on adoption or amendment of zoning ordinance, historic district ordinance or building code if a second public hearing is anticipated. [RSA 675:3 – 14 days prior to last date to hold public hearing on zoning/building/historic district ordinance amendment/adoption]

Wednesday, January 23, 2019

First day for candidates in towns with non-partisan official ballot system to file declarations of candidacy with town clerk. [RSA 669:19; 652:20 – seventh Wednesday before town meeting]

Thursday, January 24, 2019

Last day to post and publish notice of final planning board public hearing on proposed adoption or amendment to zoning ordinance, historic district ordinance or building code. [RSA 675:3; 675:7 – 10 clear days before 2/4/19]

Friday, February 1, 2019

Last day for filing declarations of candidacy with town clerk in towns with non-partisan official ballot system. Town clerk's office must be open at least from 3 to 5 p.m. [RSA 669:19; 652:20 – the Friday next following the first day for candidates to file declarations of candidacy on 1/23/19]

Friday, February 1, 2019

Last day for party caucus to nominate candidate for town office in towns using partisan system. [RSA 669:39- sixth Friday before town meeting]

Monday, February 4, 2019

Last day for planning board to hold final public hearing on adoption or amendment of zoning ordinance, historic district ordinance or building code. Planning board must also determine final form. [RSA 675:3 – one day before deadline for delivery of final zoning/building/historic ordinance ballot proposals to town clerk on 2/5/19]

Tuesday, February 5, 2019

Last day for official copy of final proposal to adopt or amend zoning ordinance, historic district ordinance or building code to be placed on file at the town clerk's office. [RSA 675:3, V-fifth Tuesday before town meeting]

Any Other Business Which May Come Before This Meeting

Adjournment:

Next Meeting: **January 2, 2019 @ 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 – Received 12/05/2018 - preliminary letter dated 11/20/2018– pending final inspection & letter.
PB	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #2: Official letter from the Water & Sewer department. Received 12/05/2018 letter dated 08/13/2018 from Wayne Eldridge
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. Received 12/05/2018.
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