

**Tentative AGENDA**  
*Details Subject To Change until the Day of the Meeting*  
**OSSIPEE PLANNING BOARD**  
**March 19, 2019**

**Call to Order:**

**Pledge of Allegiance:**

**Roll Call:** **New members pending being sworn into office by Town Clerk.**

Connie Billings, Roy Barron, Peter Zavas, Tim Otterbach, Sue Simpson (Select. Rep), Sharon “Sharie” Cohen, Bruce Stuart, Alternate- Krystal Eldridge, and Steve McConarty (ZEO).

**Election:** Election of new officers.

**Public Input:** Unrelated to any case being presented tonight.

**Meeting Minutes:** Review to approve Meeting Minutes of 03/05/2019.

**Informal Discussion:** N/A

**Financial:**

- Sager & Smith, PLLC – Planning Board for General Matters in the amount of \$87.50
- Sager & Smith, PLLC – Planning Board v. Morse (gravel pit) - \$6,874.25 – February 2019 statement

**Unsatisfied Conditions:** (continued from previous PB Mtgs):

- **Case #18-3-SUBD:** Mountain Grainery, LLC c/o Ted Wright of Norway Plains for 755 Route 16. Tax Map: 130 Lot: 009 pending the following conditions:
  1. Update driveway permit with the State NHDOT – **Approved 03/04/2019 & Received on 03/12/2019**
  2. Revise plan with corrected driveway configuration & Mylar
  3. Lot be pinned
- See separate sheet with details. **(No updates)**

**Unfinished Business:**

**Gravel Pits:** **(No updates)**

- Chickville Rd. Pit – pending conditions for GP approval
- Berry/Evans Bros. Pit – pending submission of application from White Mtn. Survey by the July 1, 2019 deadline.
- Morse Pit – Status quo

**New Business:** N/A

**Notices:**

ZBA Cases heard on 03/12/2019:

1. **Case# 19-2-AA: Appeal of Administrative Decision: William J. Dawson Jr.,** owner – 80 Route 16B. Tax Map: 93 Lot: 015, requesting to re-submit the Appeal of Administrative Decision of the Ossipee Zoning Officer’s

interpretation of the Zoning Ordinance as it relates to 80 Route 16B property. The ZBA Counsel resolved that the prior ZBA decision of 01/08/2019 must be vacated and a properly noticed hearing must be held. **PASSED**

2. **Case#19-3-V: Pierre & Michelle Barton**, owner – 124 Leavitt Rd. Tax Map: 031 Lot: 045 is requesting a Variance from Articles 6.4.2.A (Side Setbacks), to keep the screen porch (existing building), demolish the remainder of the home. Construct a new home (With a second story) on the same footprint with an additional 347.12 sq. ft. of living space on the first floor (to the rear). Representing Agent - McConkey & Associates. **PASSED**
3. **Case#19-4-V&SE: Patricia and Donald Simpson**, owner – 16 Frost Rd. Tax Map: 066 Lot: 049 is requesting a Variance from Articles 6.4.2.A (Side Setbacks), 6.4.2.B (Rear Setbacks) and a Special Exception from Article 23.3.2 Expansion of a Non—Conforming Structure to add an addition (living space) to the side of the home, infill deck on the front of the home, and add a shed for storage on the property. Representing Agent - McConkey & Associates. **PASSED**
4. **Case#19-5-V&SE: William Robertson**, owner – 46 Long Sands Rd. Tax Map: 067 Lot: 019 is requesting a Variance from Articles 6.4.2.A (Side Setbacks), 6.4.2.B (Rear Setbacks), 6.5 (Lot Coverage) and a Special Exception from Article 23.3.3 Expansion of a Non—Conforming Use to add three additions to an existing home, and a new carriage house with an apartment above. Representing Agent - McConkey & Associates. **PASSED**
5. **Case#19-6-V&SE: Loch Haven Realty Trust (Mary Ellen Defuria, POA)**, owner - 100 Deer Cove Rd. Tax Map: 037 Lot: 023 is requesting a Variance from Articles 6.4.2.A (Side Setbacks), and a Special Exception from Article 23.3.3 Expansion of a Non—Conforming Use for the removal of a 8 ft. x 10 ft. deck and replaced with a 10 ft. x 12 ft. cover porch. Representing Agent - McConkey & Associates. **PASSED**
6. **Case#19-7-V&SE: Richard Abbott**, owner - 58 Deer Cove Rd. Tax Map: 044 Lot: 006 Sub: 1 is requesting a Variance from Article 6.4.1.A (Front Setback), Articles 6.4.2.A (Side Setbacks), and a Special Exception from Article 23.3.3 Expansion of a Non—Conforming Structure to build a 10 ft. x 21 ft. deck. Representing Agent – Norm Garside. **PASSED**
7. **Case#19-8-V&SE: John Kallas**, owner - 70 Deer Cove Rd. Tax Map: 044 Lot: 067 is requesting a Variance from Articles 6.4.2.A (Side Setbacks), and a Special Exception from Article 23.3.2 Expansion of a Non-Conforming Structure to build two additions and a new roof. Representing Agent – Joseph Longo of Longo Home Builders. **Continued until next meeting on April 9, 2019.**

#### **Any Other Business Which May Come Before This Meeting**

#### **Adjournment:**

Next Meeting: **April 2, 2019 @ 7:00 pm**

## Unsatisfied Conditions

Board	Date	Applicant	List of Conditions
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> 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
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> 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.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #3: All contaminated soils shall be removed from the site and safely disposed of per NHDES regulations.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #4: No new construction of any buildings shall begin until the entire site is deemed safe and clean of all contamination.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #5: Plans that show the prevention of further groundwater contamination.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> 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.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions: #7: Proof of State approval of the water well and septic system.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #8: All permit/approvals of Federal, State and Local shall be in place before any construction begins.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions: #9: No salt to be used for snow and ice removal.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #10: All construction shall be materially of the latest design.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #11: All Federal, State and Local Regulations shall be followed.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #12: Site shall be developed as per site plans approved by this Planning Board.
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> 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.
PB	11/21/2017	Verizon/H&R Block c/o Dave Poulin	SPR granted <b>Pending</b> 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	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted <b>Pending</b> 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 <b>Pending</b> remaining conditions #5: Variance approval by ZBA
PB	09/18/2018	Brad Leighton – Chickville GP	<b>Pending</b> condition #1: Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton.
PB	09/18/2018	Brad Leighton – Chickville GP	<b>Pending</b> condition #2: Legal opinion from the Town of Ossipee's, Attorney Sager on the disbursement of Mr. Coyne's money.
PB	12/18/2018	Mtn. Grainery – Norway Plains	SUBD granted <b>Pending</b> conditions: #1: Update driveway permit with the State NHDOT – <b>Received 03/12/2019</b>
PB	12/18/2018	Mtn. Grainery – Norway Plains	SUBD granted <b>Pending</b> conditions: #2: Revise plan with corrected driveway configuration & Mylar
PB	12/18/2018	Mtn. Grainery – Norway Plains	SUBD granted <b>Pending</b> conditions: #3: Boundaries pinned
PB	12/18/2018	Mtn. Grainery – Norway Plains	SUBD granted <b>Pending</b> conditions: #4: All Federal, State and Local Regulations shall be followed.
PB	02/19/2019	Northgate Ossipee, LLC – WWSCG	SPRA granted <b>Pending</b> conditions: #2: The swimming pool will not be constructed until receipt of the State Pool Permit Approval.