

**Tentative AGENDA**  
*Details Subject To Change until the Day of the Meeting*  
**OSSIPEE PLANNING BOARD**  
**October 15, 2019**

**Call to Order:**

**Pledge of Allegiance:**

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

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

**Meeting Minutes:** Review to approve Meeting Minutes of 10/01/2019.

**Informal Discussion:**

- Josh McFarlane of Gile Rd. (Cove) Tax Map: 123 Lot: 053. – Old Tax Map: 019 Lot: 067

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

- See separate sheet with details. (No updates)

**Unfinished Business:**

Gravel Pits: (Status Quo)

**New Business:**

- **Case #19-2-EERP:** John W. Jeddrey of 16 Polly Crossing Rd. Tax Map: 244 Lot: 002 is requesting an Earth Excavation and Reclamation Permit for the allowance of an un-reclaimed area be allowed to exceed 5 acres (in accordance with Excavation Regulation 5.3) of excess land area for stockpiles, equipment and mining. (Continued from 10/01/2019)
  - Request for Waiver from Excavation Regulation 5.1 O of Scale of 1in.= 50 ft. to allow 1in.= 60 ft. and the AoT Permit Application for phase 4 expansion of the gravel pit.
- **Case #19-7-SPR:** Gary R. Wallace Auctioneer, Inc. of 1028 Route 16. Tax Map: 118 Lot: 001 is requesting a Site Plan Review to convert 744 sq. ft. portion of an existing commercial building into residential space within Roadside Commercial zoning.
- **Case #19-2-BLA:** Allan R. & Donna Drelick of 214 & 200 Chickville Rd. Tax Map: 242 Lot: 024 & Tax Map: 242 Lot: 027 is requesting a Boundary Line Adjustment involving two lots of record of undeveloped properties, each with an existing driveway providing access from Chickville Rd.  
Also, seeking Waiver - from section 9.04.B, 9.04.C, 9.04.D, 9.04.E, 9.04.F, 9.05.K, 9.06.C of the BLA Regulations and Ossipee Zoning Ordinances.

**Notices:**

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

**Adjournment:**

Next Meeting: **November 5, 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. <a href="#">Case continued until February 1, 2020.</a>
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. <a href="#">Case continued until February 1, 2020.</a>
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. <a href="#">Case continued until February 1, 2020.</a>
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. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #5: Plans that show the prevention of further groundwater contamination. <a href="#">Case continued until February 1, 2020.</a>
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 timeline as set by NHDES per the Petroleum Fund Regulations or 5 (five) years whichever is greater. <a href="#">Case continued until February 1, 2020.</a>
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. <a href="#">Case continued until February 1, 2020.</a>
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. <a href="#">Case continued until February 1, 2020.</a>
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. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #10: All construction shall be materially of the latest design. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #11: All Federal, State and Local Regulations shall be followed. <a href="#">Case continued until February 1, 2020.</a>
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. <a href="#">Case continued until February 1, 2020.</a>
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. <a href="#">Case continued until February 1, 2020.</a>
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	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.
PB	08/06/2019	John Howell-Case#19-2-SUBD	SUBD granted <b>Pending</b> 1. Pending an Issuance of a Certificate of Occupancy for the existing garage.
PB	08/06/2019	John Howell-Case#19-2-SUBD	SUBD granted <b>Pending</b> 2. In accordance with Zoning Ordinance: "9.5 - EXPIRATION OF APPROVAL: If the (industrial) use has not commenced within two (2) years, the approval for such use shall be null and void. (Amended March 14, 2017)"
PB	08/06/2019	John Howell-Case#19-2-SUBD	SUBD granted <b>Pending</b> 3. All Federal, State, and Local Regulations shall be followed
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted <b>Pending</b> 1. Fire Chief Approval
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted <b>Pending</b> 2. Zoning Officer Approval
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted <b>Pending</b> 3. Revised plans with signature block
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRS granted <b>Pending</b> 4. All Federal, State, and Local Regulations shall be followed.

PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted <b>Pending</b> 1. Conditional Waivers: a. Conditional Waiver Request from Section 6.04.04 (H) (2) – Property Lines with condition that the boundary line between the pit and the lease property to left be marked. b. Conditional Waiver from Section 8.02.1 – Landscaping & Buffers with the condition that once installation is complete, they invite the Board for a site visit to determine a landscape plan. c. Conditional Waiver Request from Section 8.02.4 (C) - Lighting Plan with the condition if lights are to be installed at a later date, they will need to come before the Board, again.
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted <b>Pending</b> 2. The Boundary Line on Lot: 251/005 and 124/025 is to be established
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted <b>Pending</b> 3. Fire Chief official letter of inspection
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted <b>Pending</b> 4. Alteration of Terrain – Receipt of State Approval
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted <b>Pending</b> 5. All Federal, State, and Local Regulations shall be followed.