

**Tentative AGENDA**  
*Details Subject To Change until the Day of the Meeting*  
**OSSIPEE PLANNING BOARD**  
**January 7, 2020**

**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 12/17/2019.

**Financial:**

- Budget Report:

**Informal Discussion:** Ron Evans inquiring to the process of replacing bond money for Berry Pit.

**Unfinished Business:**

- **Case #19-2-SUBD:** owner – John Howell of 95 Leavitt Rd. Tax Map: 031 Lot: 031 was **granted a Conditional Subdivision Approval** for a 2 - Lot Subdivision pending the following conditions: [Signing revised plans.](#)

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

- See separate sheet with details. [\(No other updates\)](#)

**Gravel Pits:**

- **Case # 18-1-GP:** [Requesting a continuance until the January 7, 2020 meeting due to the snowstorm and having to travel up from Manchester.](#)

Brad Leighton c/o Jon Rokeh, Rokeh Consulting for 75 Chickville Rd. Tax map: 239 Lot: 001 has submitted an Earth Excavation & Reclamation Permit to re-open the 75 Chickville Rd. Gravel Pit, which is under new ownership.

1. The owner and applicant for 2012 Foresight Realty Trust Holdings reflect each other on the application.
2. Letter of Authorization from 2012 Foresight Realty Trust Holdings noticing Brad Leighton as trustee.
3. Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton.
4. Letter of Authorization from 2012 Foresight Realty Trust Holdings noticing Brad Leighton as a trustee and is appointed to represent them.
5. Legal opinion from the Town of Ossipee’s, Attorney Sager on the disbursement of Mr. Coyne’s money.

**New Business:**

- **Case #19-8-SPR:** Frank Varney of 44 Route 28. Tax Map: 126 Lot: 018 is requesting a Site Plan Review to formalize a gravel driveway (4,097 sq. ft.) and construct a 4,800 sq. ft. building to store and maintain his own vehicles and trailers. Mr. Varney will not take in outside vehicle or trailer service work and will not be open to the public. [\(Case Continued from 12/3/2019 PB Mtg.\)](#)

1. Waiver Request 6.04.4 (G) (3) – Scale: the scale shall be a minimum scale of 1 inch = 20 ft. Due to size of lot of the initial plan is scaled at 1 inch = 70 ft., to show the entire parcel. The second plot identified as sheet 2 is a 1 inch = 30 ft. scale to show greater detail for the area in question.

- **Case #19-9-SPR:** Requesting a continuance until the January 7, 2020 meeting due to the snowstorm and having to travel up from Massachusetts.

New Circular Wireless (AT&T) c/o SmartLink. Representing Agent is Kevin D'Auteuil for 88 Walker Hill Rd. Tax Map: 252 Lot: 022 are requesting a Site Plan Review for placement of a wireless facility per Section 6409 Eligible Facilities Request to add (9) wireless antennas, (9) remote radio units, (1) walk in cabinet and (1) generator to be installed. Also proposing to add an extension of the existing structure by (15) ft. to raise the tower from 122 ft. to 137 ft. at the wireless Base Station located at 88 Walker Hill Road.

- **Case #20-1-BLA:** Patrick & Deborah Smith of Foggs Ridge Rd. Tax Map: 264 Lot: 025 and Tax Map: 264 Lot: 026 is requesting a Boundary Line Adjustment and Waivers from the Subdivision/Boundary Line Adjustment Regulations as follows: Representing agent is Bryan Berland, Land Technical Service Corp.

1. Regulation 11.02 A and F
2. Regulation 11.02 E
3. Checklist Item requesting soils testing
4. Checklist Item requiring Topographic Contours

#### **Notices:**

#### **Upcoming Deadlines & Meeting:**

- **Wednesday, January 8, 2020** - 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.
- **Monday, January 20, 2020** - 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.
- **Wednesday, January 22, 2020** - 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.
- **Monday, February 3, 2020** - 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.
- **Tuesday, February 4, 2020** - 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.
- **Tuesday, March 3, 2020** - Last day to submit zoning ordinance protest petition to require 2/3 vote at town meeting.

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

#### **Adjournment:**

Next Meeting: **January 21, 2020 @ 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 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	SPR granted <b>Pending</b> 2. The Boundary Line on Lot: 251/005 and 124/025 is to be

		F. & Frederick W. IV. GSSG New Hampshire, LLC	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.
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted <b>Pending</b> 1. Letter of Authorization from Corporation – <a href="#">Received 11/07/2019</a>
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted <b>Pending</b> 2. Application revised to reflect the actual property owner
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted <b>Pending</b> 3. Dedicated 2 parking spaces
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted <b>Pending</b> 4. Approved NHDES Septic system plans for leach field and septic tank
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted <b>Pending</b> 5. Application Balance of \$244.00 – <a href="#">Received 11/12/2019</a>