

Tentative AGENDA
Details Subject To Change until the Day of the Meeting
OSSIPEE PLANNING BOARD
March 17, 2020

Call to Order:

Pledge of Allegiance:

Roll Call: Connie Billings, Sharon “Sharie” Cohen, Roy Barron, Bruce Stuart, Krystal Eldridge, Ash Fischbein, (Select. Rep), and Jonathan Smith (ZEO)

Regularly Scheduled Meeting

Public Input: Unrelated to any case being presented tonight.

Elections: Chairman & Vice-Chair

Meeting Minutes: Review to approve Meeting Minutes of 03/03/2020.

Financial: N/A

Informal Discussion: N/A

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.

Public Hearing for Scheduled Cases

Unfinished Business:

- **Case #20-1-SPRA:** Northgate Ossipee, LLC of 110 Nichols Rd. (former 60 Nichols Rd.) Tax Map: 029 Lot: 001 was **Granted Conditional Site Plan Review Amendment Approval** to add an accessory structure for campground seasonal staff housing. The structure will include 4-bedrooms, structure will meet setback ordinances, and will be located outside the floodplain, pending the following conditions: [\(Received March 6, 2020.\)](#)
 1. NHDES Septic Approval
 2. Correct the setback error noted.
 3. Revised plans with signature block
 4. No renting staff housing out to campers
 5. All Federal, State and Local Regulations shall be followed.
- **Case #19-7-SPR:** Gary R. Wallace Auctioneer, Inc. of 1028 Route 16. Tax Map: 118 Lot: 001 be **Conditionally Approve a Site Plan Review** in his request to convert 744 sq. ft. portion of an existing commercial building into residential space with the following conditions: [\(Received March 6, 2020.\)](#)
 2. Application revised to reflect the actual property owner
 3. Dedicated 2 parking spaces
 4. Approved NHDES Septic system plans for leach field and septic tank

- **Case #19-8-SPR: (Case Continued until April 7, 2020)** 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 12/3/2019)
 - 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.

Pending both parties addressing the following concerns:

1. CTA Realty Trustee c/o Suzanne Kolias, Trustee and Frank Varney come to an agreement on the location of the right of way.
 2. Survey right hand side - north boundary line of abutting property owned by Suzanne Kolias.
 3. Define entrance of the right of way length and angle by a Licensed Land Surveyor.
 4. To have the Town Attorney present at the next Planning Board meeting to provide legal advice on this matter.
- **Case #19-9-SPR: (Case Continued until April 7, 2020)** New Circular Wireless (AT&T) c/o SmartLink. (Requested to come back prior to the April 7, 2020 continuance pending receipt of SE from the ZBA.) Representing Agent is Kevin D'Auteuil for 88 Walker Hill Rd. Tax Map: 252 Lot: 023 Sub: 001 was **Granted a Conditional 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.

Pending the following the conditioning:

1. Revised application indicating the Harvey's as the applicant
 2. Crown Castle Lease Agreement with Kenneth & Janice Harvey
 3. Consent from Kenneth & Janice Harvey
 4. Crown Castle Lease Agreement with New Cingular Wireless PCS, LLC ("AT&T")
- **Case #20-1-SUBD: (Preliminary Application Continued until May 19, 2020)** Van & Constance Hertel & Lawrence & Erika Gray preliminary application request for a (6) Lot Subdivision on the 112 acres on the Ossipee and Wakefield be continued until May 19, 2020 to allow time to submit to Wakefield and to possibly receive approval.

New Business:

- **Case #20-2-BLA & Case #20-2-SUBD:** Northern Tire & Alignment and Four Investors Realty Trust of 1225 Route 16. Tax Map: 101 Lot: 008 & 009 is requesting a BLA & SUBD to separate the tire warehouse structure from the repair building to facilitate any future sales and it adjust the southerly boundary line with Four Investors Realty Trust so that the billboard lies on the tire warehouse lot. Along with Waivers from Section 9.05.P and 9.05.L.
- Non-Public meeting per RSA 91-A:3, II(l) for a legal matter

Notices: N/A

Any Other Business Which May Come Before This Meeting:

Adjournment: Next Meeting: **April 7, 2020 @ 7:00 pm**

Unsatisfied Conditions

Board	Date	Applicant	List of Conditions
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	09/18/2018	Brad Leighton – Chickville GP	Pending condition #1: Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton.
PB	09/18/2018	Brad Leighton – Chickville GP	Pending condition #2: Legal opinion from the Town of Ossipee's, Attorney Sager on the disbursement of Mr. Coyne's money.
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted Pending 1. Fire Chief Approval
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted Pending 2. Zoning Officer Approval
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted Pending 3. Revised plans with signature block
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRS granted Pending 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 Pending 2. The Boundary Line Plans on Lot: 251/005 and 124/025
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 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 Pending 5. All Federal, State, and Local Regulations shall be followed.
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 2. Application revised to reflect the actual property owner Received March 6, 2020
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 3. Dedicated 2 parking spaces Received March 6, 2020
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 4. Approved NHDES Septic system plans for leach field and septic tank Received March 6, 2020