

TENTATIVE AGENDA

Details Subject To Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

August 4, 2020 AT 7:00 PM

Call to Order:

Pledge of Allegiance:

Roll Call: Sharon “Sharie” Cohen - Chairman, Ash Fischbein – Vice Chairman, Connie Billings, Roy Barron, Krystal Eldridge, Bruce Stuart, Jonathan Smith (Select. Rep), Alternate-Tim Otterbach, Steve McConarty (ZEO).

Regularly Scheduled Meeting

Meeting Minutes: Review to approve Meeting Minutes of 7/21/2020.

Budget Report: 07/01/2020 – 07/31/2020

Unsatisfied Conditions: (continued from previous PB Mtgs): See separate sheet with details.

- **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 was Conditionally Approved a Boundary Line Adjustment & Subdivision 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 with the following conditions:
 1. Copy of the Curb cuts for the entire property – [Received 07/21/2020](#)
 2. Receipt of the Mylar plan for recording. [Received 07/22/2020](#)
 3. All Federal, State and Local Regulations shall be followed.
- **Case#18-8-V:** [07/28/2020 – Received new application for a SPRA.](#) John W. Dawson, Jr. of 80 Route 16B. Tax Map: 93 Lot: 015 to discuss the expected completion of the pending Conditional Site Plan Review and to notify that the conditional approval is coming upon the 2 – year expiration date affective August 7, 2020. With the following conditions:
 1. Lighting plan added to design plan and
 2. Shall comply with All Federal, State, and Local Regulations and Ordinances,

Gravel Pits:

- **Case # 18-1-GP:** [07/28/2020 – Contractual agreement received from Atty. Sager.](#) *(Continued from 09/18/2018) “Pending a legally binding contractual agreement, drawn up by the Town Attorney, Rick Sager and Attorney, Jonathan Springer that if an heir of Mr. Coyne’s comes forth later on, the heir would be entitled to the surety when legally identified as such through Probate Court. Mr. Leighton will be required to put forth the cash surety for the gravel pit to be held for reclamation.”*

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.

3. Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton.
(Pending)

Public Hearing on Scheduled Cases

New Business:

- **Case #20-3-SUBD:** Nancy Auletta Rev. Trust and Edward Auletta Rev. Trust of 349 Water Village Rd. **Tax Map: 138 Lot: 019** are requesting a two - lot subdivision. Proposed lot #1 will become 3.529 acres and proposed lot #2 will become 2.934 acres of a currently 6.463-acre parcel.
- **Case #20-2-LM:** Joseph W. Goss of 2050 Route 16. **Tax Map: 024 Lot: 003** is requesting a Lot Merger with 2060 Route 16. **Tax Map: 025 Lot: 036.**
- **Case #19-9-SPR:** (Continued until August 18, 2020) **REHEARING** –New Circular Wireless (AT&T) c/o SmartLink. Representing Agent is Adrienne Banks 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 a total height of 140 ft. at the wireless Base Station. *(This case was originally continued until April 7, 2020 pending receipt of SE from the ZBA but returned on February 4, 2020 with revised plans in compliance with the zoning ordinances and was conditionally approved. That decision has been null and void due to insufficient abutters notification and the applicant is here for a rehearing.)*
- **Case #20-1-SUBD:** (Continued until August 18, 2020 - Pending Wakefield approval) Van & Constance Hertel & Lawrence & Erika Gray of Granite Rd., Ossipee & Leighton Corners Rd., Wakefield. Tax Map: 263 Lot: 015 are requesting a (6) Lot Subdivision on the 112 acres on the Ossipee and Wakefield town line. (Case Continued from February 25, 2020 Pending Town of Wakefield Subdivision approval)
- **Master Plan:** Begin discussions

Any Other Business Which May Come Before This Meeting:

Adjournment: Next Meeting: **August 18, 2020 @ 7:00 pm**

Unsatisfied Conditions

Board	Date of Conditional Approval	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. 07/22/2020 Letter sent requesting presence at PB Mtg. 08/04/2020. 07/28/2020 Received SPR Amendment application.
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. 07/28/2020 – email sent to Rick Sager requesting an update on the contractual agreement.
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	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	03/17/2020	Northern Tire & Alignment and Four Investors Trust	BLA granted Pending 2. Copy of the Curb cuts for the entire property – Received 07/21/2020 and Mylar received on 07/22/2020.