

Tentative AGENDA
Details Subject To Change until the Day of the Meeting
OSSIPEE PLANNING BOARD
February 18, 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, Jonathan Smith (ZEO) and/or Steve McConarty (ZEO).

Regularly Scheduled Meeting

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of 02/04/2020.

Financial:

- Sager and Smith, PLLC invoice in the amount of \$140.00 for Review & Revisions to language of proposed zoning ordinances changes.

Informal Discussion: N/A

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.

Northgate Ossipee, LLC – (WWSCG) was Granted a SPRA Pending conditions: #2: The swimming pool will not be constructed until receipt of the State Pool Permit Approval. ([Received 02/08/2020 – NHDES approval for an Indoor Pool, Outdoor Pool, Indoor Spa and Outdoor Spa](#))

Gravel Pits:

- Eastern Material/H. Downy & Michael Shea (Gravel Pit): Tax Map: 243 Lot: 002. Received a Letter of Credit from Haverhill Bank for renewal of an Irrevocable Line of Credit for the Reclamation Funds.
- **Case # 18-1-GP:** ([Continued from 09/18/2018](#)) 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](#))
 5. Legal opinion from the Town of Ossipee’s, Attorney Sager on the disbursement of Mr. Coyne’s money. ([Pending](#))

Public Hearing for Scheduled Cases

New Business:

- **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 #20-1-SUBD:** 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.

- Non-Public meeting per RSA 91-A:3, II(l)

Notices:

- Lakes Region Community Developers – Lakes Region Housing & Economy Snapshot meeting

Upcoming Deadlines & Meeting:

- **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: **March 3, 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 | 02/19/2019 | Northgate Ossipee, LLC – WWSCG | SPRA granted Pending conditions: #2: The swimming pool will not be constructed until receipt of the State Pool Permit Approval. (Email Response 01/21/2020) |
| 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 |
| PB | 10/15/2019 | Gary R. Wallace Auctioneer, Inc. | SPR granted Pending 3. Dedicated 2 parking spaces |
| PB | 10/15/2019 | Gary R. Wallace Auctioneer, Inc. | SPR granted Pending 4. Approved NHDES Septic system plans for leach field and septic tank |