

Tentative AGENDA
Details Subject To Change until the Day of the Meeting
OSSIPEE PLANNING BOARD
May 5, 2020
RESCHEDULED to June 2, 2020

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

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of 03/17/2020.

Financial:

- Budget Report: 01/01/2020 – 03/31/2020

Informal Discussion: N/A

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.

Gravel Pits:

- **Case # 18-1-GP:** (Continued from 09/18/2018 - January 21, 2020 meeting) 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)

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:
 4. No renting staff housing out to campers- Revised plans received 03/25/2020
 5. All Federal, State and Local Regulations shall be followed.

Public Hearing on Scheduled Cases

New Business:

- **Case #19-9-SPR: REHEARING** – (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 and the applicant is here for a 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.
- **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 since 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 # 20-3-BLA:** Marc & Ruth Swenson c/o Swenson Family Trust of 7 Pocket Mountain Rd. Tax Map: 247 Lot: 007 and 5 Pocket Mountain Rd. Tax Map: 247 Lot: 006 are requesting a Boundary Line Adjustment.
- **Case #20-1-EERP:** Eastern Materials, LLC c/o Mike & Shea Downey of Archers Pond Rd. Tax Map: 243 Lot: 002 is requesting renewal of Earth Excavation & Reclamation Permit.
- **Case #20-4-BLA:** Dan Whole Pond Watershed Trust, of 75 Granite Rd. Tax Map: 260 Lot: 001 and Angelo & Cheryl A. Bergen-Varrone of 95 Granite Rd. Tax Map: 260 Lot: 004 are requesting a Boundary Line Adjustment in accordance with Section 7, section 7.01.B.
 - Requesting Waiver from Section 9.05.P and a Waiver from Section 9.06.C

Intent to Excavate:

- Ambrose Bros. Inc. - Archer's Pond Road, Tax Map: 231 Lot: 001. Total acreage of Lot: 66. Date of permit: 07/05/2012. AoT permit: AOT-0437. Total Permitted area is 5 acres. Excavation area is 5 acres. Reclaimed area is 0 acres. Remaining cubic yards of Earth to Excavate is approximately (unknown) cu. yds. Estimated cubic yards of sand is 500 cu. yds. To be done by Robert Ambrose of Ambrose Bros. Inc. Taxes paid and Board of Selectmen approved.
- Edward Evans of Chickville Land Holdings, LLC – 172 Dorr's Corner Road, Tax Map: 231 Lot: 022. Total acreage of Lot: 92.75. Total Permitted area is 16 acres. Excavation area is 7.0 acres. Reclaimed area

is 6.0 acres. Remaining cubic yards of Earth to Excavate is approximately 165,000 cu. yds. Estimated cubic yards of gravel is 35,000 cu. yds. Estimated cubic yards of sand is 10,000 cu. yds. and Estimated cubic yards of stone products is 2,000 cu. yds. To be done by Evans Brothers of Chickville Land Holdings, LLC. Taxes paid and Board of Selectmen approved.

- Coleman Concrete, Inc. 39 Route 28, Tax Map: 124 Lot: 023 Plant #606. Total acreage of Lot: 20. Date of permit: Grandfathered. AoT permit: (not listed). Total Permitted area is 0.75 acres. Excavation area is (unknown) acres. Reclaimed area is (unknown) acres. Remaining cubic yards of Earth to Excavate is approximately (unknown) cu. yds. Estimated cubic yards of sand is 1,000 cu. yds. To be done by Coleman Concrete, Inc. Taxes paid, and Board of Selectmen approved.
- Eastern Materials, Inc. – Polly’s Crossing Road, Tax Map: 243 Lot: 002. Total acreage of Lot: +/- 355. Date of permit: Not Listed. AoT permit: WPS-5830. Total Permitted area is 28.3 acres. Excavation area is +/-2 acres. Reclaimed area is 0 acres. Remaining cubic yards of Earth to Excavate is approximately +/-200,000 cu. yds. Estimated cubic yards of gravel 10,000 cu. yds. Estimated cubic yards of sand is 10,000 cu. yds. To be done by Downey Shea. Taxes paid and Board of Selectmen approved.
- Jeddrey Gravel Pit – Polly’s Crossing Road, Tax Map: 244 Lot: 002. Total acreage of Lot: 106.1. Date of permit: Not Listed. AoT permit: AoT 1710. Total Permitted area is 22.10 acres. Excavation area is 11.0 acres. Reclaimed area is 11.0 acres. Remaining cubic yards of Earth to Excavate is approximately 608,000 cu. yds. Estimated cubic yards of gravel 25,000 cu. yds. Estimated cubic yards of sand is 1,000 cu. yds. Estimated cubic yards of sand is 10,000 – 15,000 cu. yds. To be done by John Jeddrey. Taxes paid and Board of Selectmen approved.
- Route 16. Tax Map: 250 Lot: 008. Total acreage of Lot: 71. Total Permitted area is 117 acres. Excavation area is 3.4 acres. Reclaimed area is 1 acres. Remaining cubic yards of Earth to Excavate is approximately (unknown) cu. yds. Estimated cubic yards of gravel 40,000 cu. yds. Estimated cubic yards of sand is 40,000 cu. yds. Estimated cubic yards of Loam is 1,500 cu. yds. Estimated cubic yards of Other Fill 15,000 cu. yds. Total of 96,500 cu. yds. To be done by Jonathan Oakes of Pike Industries, Inc. Taxes paid and Board of Selectmen approved.
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Any Other Business Which May Come Before This Meeting:

Adjournment: Next Meeting: **May 19, 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	03/17/2020	Northern Tire & Alignment and Four Investors Trust	BLA granted Pending 1. Fire Chief Approval – Received 04/15/2020
PB	03/17/2020	Northern Tire & Alignment and Four Investors Trust	BLA granted Pending 2. Copy of the Curb cuts for the entire property
PB	03/17/2020	Northern Tire & Alignment and Four Investors Trust	BLA granted Pending 3. All Federal, State and Local Regulations shall be followed.