

**OSSIPEE PLANNING BOARD  
MEETING MINUTES  
December 15, 2015**

Minutes Recorded by Xann Horn, Boards and Commission Secretary  
Amendments are noted by ***bold/italic*** type.

**Call to Order**

Ski called the meeting to order at 7:00 p.m.

**Roll Call**

**Attendance by roll call:** Bruce Parsons, Roger ter Kuile, Roy Barron, Frank Riley, Bob Gillette, Ski Kwiatkowski, Connie Billings, Rick St. Jean (Alternate).

**Meeting Minutes**

**Motion:** by Roy, seconded by Bruce, to approve December 1, 2015 Planning Board meeting minutes as presented. **All in favor, motion passed.**

**Old Business**

*(The table below is preliminary and not current, to see if it is what the Board wishes to see. Beginning the next meeting it will be updated and will remain current going forward.)*

<b>CONDITIONS TO BE MET</b>		
<b>Applicant</b>	<b>Date of Mtg</b>	<b>Items Required to Meet Conditions</b>
Abundant Harvest Family Church	10/20/2015	Proof of sale of property to church. PB receipt of copy of recorded deed.
Irving Oil/MHF	06/16/2015	Fire Chief's approval, gas tank approval from state, revised plan set.
Aubuchon	10/20/2015	New plan with property owner's name indicated. Copy of deed from Veracka to Aubuchon.
White, Tammy		Copy of Permit for State Inspection Station
EFI/View Tech		Ltr stating they will be manufacturing only.

**New Business**

- **Case # 2015-15-LM** – Patricia Lord – property located at 1925 Route 16 and 1935 Route 16, Tax Maps 38, Lots 7 and 9.  
**Motion:** by Roy, seconded by Bruce, to approve the merger. **All in favor, motion passed.**
- **Permit by Notification** – FYI as reviewed by the Conservation Commission – Steven and Jeanne-Marie Demetriou – Tax Map 34, Lot 30.
- Plan of Land for Whit's End Campground submitted for Planning Board's file.

### **Informal Discussions (non-binding)**

**Shawn Bergeron with Bergeron Technical Services** and Ashe Fischbein were present – Tax Map 130, Lot 9 – 755 White Mountain Highway (Mountain Grainery). Shawn provided a review of preliminary conceptual sketches for a proposed distillery. Discussion ensued regarding parking, retail capacity, landscaping, waste produced, and timeframe. Site plan review will be forthcoming.

**George Ferdette with SFC Partnership** was present representing Northgate Ossipee, LLC who just purchased Westward Shores. He reviewed the proposed expansions and improvements. Total build out will be 629 sites. Total land area is 308 acres. There is a utility easement. The property contains 128 acre of wetland which is 39% of the total land area. He reviewed their plan to go before the various town boards and DES Subsurface System Bureau, Wetlands Bureau, and Alteration of Terrain Bureau. 66 additional boat slips will be added. 100% of this site shows to be within the flood plain. When complete, 60% of the land will be undisturbed as common land. Discussion ensued. Ashe Fischbein asked if the sale had closed and George stated they are scheduled to close. Dennis Legendre asked how they plan to put boat slips along the Bearcamp River and believes it will be very difficult as the river is very narrow. George stated they are in the conceptual stages but will make provisions for septic, dumping stations, etc. Bob stated it would be interesting to know where the other campgrounds are that this entity owns.

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

Dennis Legendre was present in the audience. He stated that he is not sure how zoning, planning and selectmen work as a team. There is a person living on his road who is violating every law. He has been before the Selectmen and was told that they cannot fine this person. Bob stated that the enforcement body in this town are the Selectmen. Frank stated he will take this issue to the Board of Selectmen and follow-up on this.

### **Adjournment**

**Motion:** by Roy, seconded by Roger, to adjourn. **All in favor, motion passed.**

The meeting adjourned at 7:59 p.m.

Minutes approved by majority vote of the Board on \_\_\_\_\_

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**Ski Kwiatkowski, Chairman**