

OSSIPEE PLANNING BOARD
MEETING MINUTES
June 05, 2018

Minutes recorded by and transcribed by Laura Nash, Planning Board Secretary, amendments are noted by ***bold/italic*** type.

Call to Order: Chairman, Connie Billings called the meeting to order at 7:00 PM.

Pledge of Allegiance: was recited

Attendance by Roll Call: – Connie Billings-Chairman, Roy Barron-Vice Chair, Dennis Legendre, Tim Otterbach, Rick St. Jean, Peter Zavas and Steve McConarty (ZEO).

Members Absent: Martha B. Eldridge-Selectmen's Rep.

Chairman Billings read a letter from the Board of Selectmen and welcomed the appointment of Rick St. Jean to a full member of the Planning Board with a term expiration date of March 30, 2019.

REGULAR PUBLIC MEETING

Meeting Minutes: Review to approve Meeting Minutes of 05/01/2018 and 05/15/2018.

A **Motion** by Barron to approve Planning Board minutes of May 1, 2018 Billings seconded. All others voted in favor by a show of hands. St. Jean and Zavas abstained because they were not in attendance for the meeting. **Motion passed.**

A **Motion** by Barron to approve Planning Board minutes of May 15, 2018 Otterbach seconded. All others voted in favor by a show of hands. Legendre abstained because they were not in attendance for the meeting. **Motion passed.**

Financial:

Budget Report: 05/01/2018 – 05/31/2018 was provided to the Board. No discussion was observed.

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.
- Verizon/H&R Block c/o Dave Poulin – Conditional SPR, 6 months post approval, Issuance of certified letter requiring a status update to the Board was sent to David Poulin. The Board is pending a response from Mr. Poulin.

Otterbach asked if we could get an update from White Mtn. Survey & Engineering on the Valley Point project, he not sure of which conditions the Board is still waiting on. Billings commented it really doesn't matter which condition is pending because final approval cannot be given until all conditions are met.

New Business: Chairman Billings moved on to the following cases:

- **Case # 18-1-SPRA:** Hobb's Brewing Company, owner – Mountain Grainery, LLC of 755 White Mtn. Hwy. / Route 16. Tax Map: 130 Lot: 009 has applied for a Site Plan Review Amendment for a proposed brewery business. The site was previously approved by the Planning Board for a distillery along with associated site improvements.

- **Special Use Permit:** the proposed brewery will require two additional subsurface disposal systems.
- Letter received 06/05/2018 from Nick Castel requesting a postponement of the case.

Billings opened discussion by noting the application is missing the Fire Chief's letter.

A **Motion** by Zavas accepting the application as conditional pending the Fire Chief's letter of approval. Barron seconded. No discussion. Chairman Billings called for a vote. All others voted in favor. Billings abstained. **Motion passed.**

Scott Lawler, Civil Engineer with Norway Plains Associates. Inc., is the representing agent for Ash Fischbein co-owner of Hobb's Brewing Company. Lawler is here to present an amendment to the original Site Plan Review. He gave a brief history on the Planning Board's prior approval of Mountain Grainery, LLC for a distillery. Lawler noted the brewery will be constructed on the same foot print and foundation in place. With reduction in the square footage and change of use, a fire suppression system will not be required. Parking configuration is the same except the loading dock will be relocated to the south end of the building. Existing domestic septic system will remain the same at 300 gallons per day. They are requesting permission by the Board to add a 16 x 24 foot Pavilion to showcase an antique truck with advertising of the brewery. Plans include upgrades to the utilities, grading, landscaping, and lighting. There will be a commercial grade waste and water systems. The distillery was previously approved for 2 x 4,000 gallon holding tanks located in the rear of the building. The brewery has designed the new system for growth and will have 3 x 4,500 gallon settling tanks, a 4,500 gallon aeration tank, and a pump station leading to 2 commercial septic systems located in the rear of the building. The system called Advance on Solutions, or Clean Solutions. A manufactured mini-waste water treatment facility goes through several filtrations before releasing into the leach fields. This system is on NHDES approved list of systems and we are pending NHDES Subsurface Water System approval.

Board discussion ensued over tractor trailer trucks maneuvering around the new configuration to the loading dock. Concerns over ample parking, public access to the pavilion and climbing on the truck. Billings had the secretary read a letter from Mr. Nick Castel, an abutter requesting a postponement of the hearing. He is requesting to consult with an engineer concerning water consumption, utilities and other questions which may arise. Discussion ensued over the increased amount of water consumption there will be. Ash Fischbein stated the existing wells currently draw off about 100 gallons per minute flow rate. An additional well, meeting the 75 ft. protective radius will increase flow rate to approximately 300 gallons per minute, again pending NHDES approval. Billings questioned if the Alteration of Terrain permit would need revising. Several concerns were raised over water usage and testing of the water. Lawler relayed to the Board permits pending approval.

A **Motion** by Zavas to Conditionally Approve a Site Plan Review Amendment for **Case # 18-1-SPRA:** Hobb's Brewing Company, owner – Mountain Grainery, LLC of 755 White Mtn. Hwy. / Route 16. Tax Map: 130 Lot: 009 for a change in use property from a distillery to a brewery with the following conditions:

1. NHDES Subsurface Disposal Permit for the Commercial Septic System
2. Alteration of Terrain copy of notification response letter
3. Official letter from Fire Chief
4. All Federal, State and Local Regulations shall be followed.

Barron seconded the motion. No discussion. Chairman Billings called for a vote. All others voted in favor. Billings abstained. **Motion passed.**

Billings moved to address the request for a Special Use Permit.

- **Special Use Permit:** the proposed brewery will require two additional subsurface disposal systems.

A **Motion** by Otterbach to accept the application as conditional pending the Fire Chief's letter of approval. Barron seconded. No discussion. Chairman Billings called for a vote. All others voted in favor. Billings abstained. **Motion passed.**

A **Motion** by Otterbach to Conditionally Approve a Special Use Permit for **Case # 18-1-SUP:** Hobb's Brewing Company, owner – Mountain Grainery, LLC of 755 White Mtn. Hwy. / Route 16. Tax Map: 130 Lot: 009 for a change in use of the property from a distillery to a brewery with the following conditions:

1. NHDES Subsurface Disposal Permit for the Commercial Septic System
2. Alteration of Terrain copy of notification response letter
3. Official letter from Fire Chief
4. All Federal, State and Local Regulations shall be followed.

Barron seconded the motion. No discussion. Chairman Billings called for a vote. All others voted in favor. Billings abstained. **Motion passed.**

- **Case #18-1-LM:** David & Kimberly Briones of 4 & 6 Trails End. Tax Map: 73 Lots: 65 & 66 is applying for Lot Merger.

A **Motion** by Billings to approve the Lot Merger for **Case #18-1-LM:** David & Kimberly Briones of 4 & 6 Trails End. Tax Map: 73 Lots: 65 & 66. Barron seconded. No discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

Old Business:

- Morse Pit: – Pending legal process of Original Reclamation plan and Court Order.
- Gravel Pits: Application was reviewed and suggested revisions are to be made for the next meeting on June 19, 2018.
- Master Plan: Otterbach stated he has a couple more chapters done but did not bring them. No other updates were provided.

Intent to Excavate:

- Heckel Gravel Pit, Route 28. Tax Map: 124 Lot: 025 total acreage of Lot: 185. Date of Permit (per RSA 155:E2, I (d) – 01/19/2016. Total Permitted area is 12+ acres. Excavation area is 5+ acres. Reclaimed area is 0 acres. Remaining cubic yards of Earth to Excavate is approximately 308,931 cu. yds. Estimated cubic yards of sand is 20,000 cu. yds. To be done by Fred Heckel via Barb Buesser (POA). Taxes paid.

Barron reported on the site visit to Heckel Gravel Pit for reclamation. He does not believe Mr. Heckel has exceeded the 5 acres but will return to do accurate measurements to be sure.

Barron reported on the site visit to the Berry Gravel Pit ***“that when they come back in for their new permit; the Planning Board should put conditions on their reclamation because last year they were warned they were getting close to exceeding the 5 acres limit.”*** and need to come in for reclamation this year. Chairman Billings informed him White Mtn. Survey and Engineering is working with Mr. Berry on the reclamation process.

- Mar-Corm, LLC Gravel Pit, on Brown's Ridge Rd. Tax Map: 277 Lot: 004 total acreage of Lot: 100. Date of Permit (per RSA 155:E2, I (d) – 09/01/2015. Total Permitted area is 4.7 acres. Excavation area is 4.7 acres. Reclaimed area is 0 acres. Remaining cubic yards of Earth to Excavate is approximately 46,900 cu. yds. Estimated cubic yards of gravel is 1,500 cu. yds. Estimated cubic yards of sand is 0 cu. yds. To be done by Arnie Martel of Mar-Corm, LLC. Taxes paid and Board of Selectmen approved.

Notices: Chairman Billings acknowledged the notices and the Board can read them for themselves.

- Employee of the Year Luncheon

ZBA Cases to be heard on June 12th:

- **Case #18-3-V-Rehearing**, Ossipee Granit Recovery, LLC (Continued until the June 12, 2018 ZBA Mtg.)
- **Case #18-1-SE**, owner, **Douglas Morrison** of 9 Fillion Rd. Tax Map: 052 Lot: 046 is applying for a Special Exception in accordance with Article XXIII Section 23.3.2 of the Ossipee Zoning Ordinance in order to allow the renovation & expansion of 2nd floor only of existing dwelling.
- **Case #18-2-SE**, owner, **Theodore Johnston** of 177 Dorrs Corner Rd. Tax Map: 231 Lot: 025 is applying for a Special Exception in accordance with Article XXIII Section 23.3.2 of the Ossipee Zoning Ordinance in order to replace a prior existing mobile home with a framed cabin. A Special Exception was previously approved by the ZBA, April 26, 2011 but was not acted upon.
- **Case # 18-5-V**, owner **Scott Aulson & Bruce Tinkham** of 3 O'Sullivan Way. Tax Map: 024 lot: 029 is applying for a Variance in accordance with Article 6.4.2.A & 6.4.2.B, to keep and add an addition to an existing home.
- **Case #18-6-V**, owner **James Owen** of 44 Remle Rd. Tax Map: 033 Lot: 028 is applying for a Variance in accordance with Article 6.4.2 (a) of the Ossipee Zoning Ordinance to build an addition with a garage below and master bedroom above.
- **Case # 18-7-V**, owner **Steve & Debbie Meserve** of 64 Hodsdon Shore Rd. Tax Map: 072 Lot: 006 is applying for a Variance in accordance with Article 6.4.2 (a) and 23.3.2 (a) of the Ossipee Zoning Ordinance to construct a home, new septic system and a permit for an after the fact shed replacement.

Any Other Business Which May Come Before This Meeting

No other business heard.

Adjournment:

A **Motion** by Barron to adjourn. Zavas seconded. No discussion. A unanimous vote was taken by show of hands. **Motion passed.**

Meeting adjourned at 8:30 pm.

Next Meeting/Public Hearing: **June 19, 2018 @ 7:00 pm**

Minutes approved by majority vote of the Board on – _____

Date

Condict (Connie) Chairman Billings,
Planning Board Chairman

Unsatisfied Conditions

Board	Date	Applicant	List of Conditions
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #1: Written proof of who is responsible for the clean-up of offsite drinking wells both private and public with proof on the means to do so Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #2: All excavation shall be under the supervision of NHDES with continued testing being done to prove that no new contamination is present. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #3: All contaminated soils shall be removed from the site and safely disposed of per NHDES regulations. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #4: No new construction of any buildings shall begin until the entire site is deemed safe and clean of all contamination. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #5: Plans that show the prevention of further groundwater contamination. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #6: Plans for groundwater contamination monitoring shall continue until NHDES reports the site is safe and all drinking wells are clean for a time line as set by NHDES per the Petroleum Fund Regulations or 5 (five) years whichever is greater. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #7: Proof of State approval of the water well and septic system. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #8: All permit/ approvals of Federal, State and Local shall be in place before any construction begins. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #9: No salt to be used for snow and ice removal. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #10: All construction shall be materially of the latest design. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #11: All Federal, State and Local Regulations shall be followed. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #12: Site shall be developed as per site plans approved by this Planning Board. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #13: Any spills, requiring notification of NHDES, per NHDES rules, shall result in the evacuation of the Oil and Water Separator system and shall be cleaned semi-annually. Pending
PB	11/21/2017	Verizon/H&R Block c/o Dave Poulin	SPR granted pending remaining conditions: #1: Official Letter from Fire Chief approving the plan. Received 01/16/2018 Certified Letter sent 05/25/2018 inquiring a post 6 month status update. Pending final official letter from Fire Chief.