

**OSSIPEE PLANNING BOARD
MEETING MINUTES
June 19, 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, Martha B. Eldridge-Selectmen's Rep., Dennis Legendre, Tim Otterbach, Rick St. Jean, Peter Zavas and Steve McConarty (ZEO).

REGULAR PUBLIC MEETING

Meeting Minutes: Review to approve Meeting Minutes of 06/05/2018.

A **Motion** by Barron to approve Planning Board minutes of June 5, 2018 Otterbach seconded.

Discussion: Barron requested it be noted in the minutes of 06/05/2018, his comment pertaining to the Berry 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.”***

A **Motion** by Barron to amend the Planning Board minutes of June 5, 2018 as stated. Otterbach seconded. No further discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

A **Motion** by Barron to approve Planning Board minutes of June 5, 2018 as amended. Otterbach seconded. No further discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

Financial:

- Budget Report – N/A
- Sager & Smith, PLLC – Planning Board v. Morse (gravel pit) - \$6,874.25 – May 2018 statement.

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.
- Verizon/H&R Block c/o Dave Poulin – Per Steve McConarty, he and the Fire Chief are working on finalizing the situation.
- Westward Shores: McConarty noted their looking to receive their certificate of occupancy. The secretary informed Billings, the Planning Board does not have any outstanding conditions on Westward Shores. Billings commented they are not following all local rules and regulations and believes they are still under the Planning Boards scrutiny. The secretary noted they are not on the agenda for anything outstanding. Discussion ended.

Informal Discussion:

- Scott Ireland representing Laura's Coffee & Ice Cream request an informal discussion to present a conceptual plan for a coffee /ice cream shop with a drive-thru in the Ossipee House of Pizza lot. There hoping to have outdoor seating in a garden patio and landscape the area.

Discussion: Concerns were raise if the septic system is sufficient. Mr. Ireland was informed he will need to provide approved septic plans, design plans, and a letter of authorization. The secretary is to pull the property file 259/001 to review for a prior site plan review and determine if a full site plan or an amendment is required for a change of use.

New Business: None

Old Business:

- Morse Pit: – Pending legal process of Original Reclamation plan and Court Order.
- Gravel Pits: The Board reviewed the second draft of the application, dismantled it and requested numerous revisions be made. The revisions are to be made for the next meeting on July 3, 2018.
- Master Plan: Due to lateness of the evening, the Master Plan was not discussed.

Intent to Excavate:

- Barron noted he recently had eye surgery and has not had a chance to visit to Heckel Gravel Pit for inspection.

Notices: Chairman Billings acknowledged the following notices.

ZBA Cases to be heard on June 12th:

- **Case#18-3-V-Rehearing, Ossipee Granit Recovery, LLC** - Owner - 56 Main Street Ossipee, LLC, of 56 Main Street. Tax Map: 92 Lot: 122 was [Granted a Conditional Variance](#) for Ossipee Granit Recovery, LLC to open a Sober Living Facility/Transition Home.

Billings informed the Board; he was quite vocal at the ZBA meeting concerning Ossipee Granit Recovery Center. He has decided to recuse himself when they come before the Planning Board for a Site Plan Review. Discussion ensued if he really needed to recuse himself but he was adamant, he would not be able to remain objective in reviewing their case, so he has opted to recuse himself.

- **Case #18-1-SE**, owner, **Douglas Morrison** of 9 Fillion Rd. Tax Map: 052 Lot: 046 was [Granted a Conditional 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 was [Granted 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.
- **Case # 18-5-V**, owner **Scott Aulson & Bruce Tinkham** of 3 O'Sullivan Way. Tax Map: 024 lot: 029 was [Granted a Conditional 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 was **Granted a Conditional 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 was **Granted a Conditional 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 Billings to adjourn. St. Jean seconded. No discussion. A unanimous vote was taken by show of hands. **Motion passed. Meeting adjourned at 8:52pm.**

Next Meeting/Public Hearing: **July 3, 2018 @ 7:00 pm**

Minutes approved by majority vote of the Board on – _____

Date

Condict (Connie) Chairman Billings,
Planning Board Chairman

Or

Roy Barron,
Planning Board Vice – Chairman
(*In the absence of the 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.
PB	06/05/2018	Mountain Grainery, LLC	SPRA granted pending remaining conditions: #1: Official Letter from Fire Chief approving the plan. Received 06/19/2018
PB	06/05/2018	Mountain Grainery, LLC	SPRA granted pending remaining conditions: #2: NHDES Subsurface Disposal Permit for the Commercial Septic System. Pending
PB	06/05/2018	Mountain Grainery, LLC	SPRA granted pending remaining conditions: #3: Alteration of Terrain copy of notification response letter. Pending