

**OSSIPEE PLANNING BOARD
MEETING MINUTES
July 3, 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, and Steve McConarty (ZEO).

Absent: Peter Zavas

REGULAR PUBLIC MEETING

Meeting Minutes: Review to approve Meeting Minutes of 06/19/2018.

A **Motion** by Barron to approve Planning Board minutes of June 19, 2018. St. Jean seconded. No further discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.

Billings asked McConarty the status of Verizon/H&R Block conditions. McConarty replied the Fire Chief is doing a final inspection on Friday, July 6, 2018.

Billings acknowledge receipt of the Fire Chief's letter for Mountain Grainery/Brewery.

A **Motion** by Billings to remove this condition from the Unsatisfied Conditions list. Barron seconded. No further discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

Informal Discussion:

- **Follow Up:** Ora's Coffee & Ice Cream on 06/19/2018 informal discussion was heard of a conceptual plan for a coffee /ice cream shop with a drive-thru and outdoor seating in the Ossipee House of Pizza lot.

The secretary informed the Board that an approved Site Plan Review was found in the files. The Board agreed that only a Site Plan Review Amendment will be required.

- **New England Technicoil**, 775 Route 16. Tax Map: 250 Lot: 003, Tim Caravella, CEO. Company is moving their electromagnetic milling machine manufacturing plant from Tuftonboro to Ossipee.

Tim Caravella, CEO of New England Technicoil was present to inform the Board of plans for moving their business from Tuftonboro to Ossipee. They also have a second site in Wolfeboro and has been growing for the past five years. The company manufactures electromagnets for particle accelerators for MRI machines, for semiconductor manufacturers, and now for eight U.S. government labs. The company started out with 6 employees and are currently up to 24 and growing. The Fire Marshall visited last week and have obtained an electrical permit. A new sign and grounds work has been done. The plan is this time next year employees will be up around 30- 33. Technicoil is occupying the front portion of the building. There are two other companies occupying the back part of the building. But, one will be moving soon. The owners met with the

Fire Chief and Zoning Enforcement Officer, who stated, a fire wall and bathrooms will need to be installed on the back side of the building.

Board discussion: Billings questioned having multiple businesses within the one building and whether the owners, Nick Castell and Peter Hick will need to apply for a Site Plan Review Amendment. McConarty stated there is only one business at this point. Billings noted for the record if any additional businesses move in the owners must apply for a SPR Amendment. Billings also wants a letter from the Fire Chief. Barron commented it is the cleanest machine shop he's ever seen. Mr. Caravella noted the company will be going there ISO Certification in 2019.

- **Big Moose RV** – Chris Sirious - 495 Route 16 – presented wanting to add a hunting, fishing, camping, ammunitions and firearms retail store upstairs of Big Moose RV building. Mr. Sirious was in need of direction from the Board for obtaining the following:

- Needs a separate mailing address in order to obtain his Federal Firearms license
- Contact Scott Lawler of Norway Plains Engineering
- Letter from the Board of Selectmen for allowing the sale of firearms within Ossipee
- Requires a Site Plan Review Amendment for multiple businesses within one building.

After general discussion, Mr. Sirious would like to be open by September for hunting season. He was also instructed to contact the Selectmen's office to schedule a meeting and to obtain the 911 contact for obtaining a separate address.

New Business: None

Old Business:

- **Morse Pit:** – Status quo pending legal process of Original Reclamation plan and Court Order.
- **EE&RP:** Review Application Draft III and Draft II of EE&RP permit: After a brief discussion concerning the Cost Estimate on page 6 of the application.

A **Motion** by Barron to remove the Cost Estimate from Earth Excavation & Reclamation Permit application. St. Jean seconded. Discussion on clarifying where the information is to be located on the application ensued. Barron and St. Jean subsequently withdrew their prior motion respectively.

A **New Motion** by Barron to remove the Cost Estimate from Earth Excavation & Reclamation Permit application and make a notation with in the check list to submit it along with the plans. St. Jean seconded. No further discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

A **Motion** by Billings to adopt the Earth Excavation & Reclamation Permit application as amended. Legendre seconded. No further discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

Draft II of EE&RP permit:

A **Motion** by Billings to approve the revisions to the Earth Excavation & Reclamation Permit as amended. Barron seconded. No further discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

- **Master Plan:** St. Jean read Chapter I – History and thought it was very informative.

A **Motion** by Billings to adopt Chapter I – History of Ossipee as submitted. St. Jean seconded. No further discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

Intent to Excavate:

Heckel Gravel Pit:

Barron and St. Jean are to visit the Heckel Gravel Pit for inspection on Friday, July 6, 2018.

Notices: Chairman Billings acknowledged and read the following notices.

- **File #2018-01803** – Application returned for missing information to Devlyn Brisson c/o Eric Ames of 3 Cold Springs Circle. Tax Map: 66 Lot: 034 to replace existing and expand dock.
- Town of Ossipee is accepting sealed bids for Surplus Vehicles information posted on the boards.
- Richard Barrett & Assoc. LLC – received boundary plans per RSA 676:18(IV)

ZBA cases for 07/10/2018:

- **Case#18-8-V, Jake Dawson**, owner – of 80 Route 16B. Tax Map: 93 Lot: 015 is applying for a Variance from Article 34.2.n for a Warehouse/Storage facilities in the Village District. Mr. Dawson also wants to rent a portion of his building to a landscape company to store unused equipment and have an office. Representing agent is Ash Fischbein.

Board discussion over inconsistencies of the plans presented to the Planning Board verses what is actually being done.

- Warehouse and storage – what is being stored
- Not supposed to provide repair services but seems to be doing repair services
- Has ABC Lawncare located in the building and has loam, gravel, etc... stored in the yard

A **Motion** by Barron to send a letter to the ZBA expressing the Planning Board's concerns of inconsistencies with this applicant and is requesting the ZBA to continue this case until a joint public hearing can be scheduled with the Planning Board and the ZBA. St. Jean seconded. No further discussion. All others voted in favor by a show of hands. Billings abstained. **Motion passed.**

- **Case#18-9-V: Russell Mannette & Elsa McKie** of 44 Bay Point Rd. Tax Map: 022 Lot: 029 is applying for a Variance from Article 6.4.2.A Side Setbacks to remove an existing non-conforming residential structure and replace it with a similar structure. White Mtn Survey & Engineering is the representing agent.

Any Other Business Which May Come Before This Meeting

No other business came before the Board tonight.

Adjournment:

A **Motion** by R. St. Jean to adjourn. M. Eldridge seconded. No discussion. A unanimous vote was taken by show of hands. **Motion passed.** Meeting adjourned at 7:50 pm.

Next Meeting/Public Hearing: **July 17, 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.
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. Email from Scott Lawler on 07/12/2018- AoT status