

OSSIPEE PLANNING BOARD MINUTES

MAY 21, 2013

7:00 PM

CALL TO ORDER

Chairman Bill Grover called the meeting to order at 7:00 PM.

MEMBERS PRESENT:

Bill Grover, Conduct Billings, Ski Kwiatkowski, Roy Barron, Bob Gillette, Roger ter Kuile, Peter Zavas, Selectmen's Representative and David Senecal, ZEO

The roll was called.

Ski Kwiatkowski made a motion to approve the minutes of the May 7, 2013 Planning Board meeting. Conduct Billings seconded the motion and everyone voted in favor.

SITE PLAN REVIEW:

Pitchfork Holdings, LLC, property located at 832 Route 16, Tax Map 124, Lot 7 are applying for a Site Plan Review for a 6,576 square foot building and related parking for an office and garage for Evans Brothers, LLC.

Berry Surveying and Engineering gave an overview of the application. The Chairman asked if the application is complete. **Roy Barron made a motion that the application is complete. Ski Kwiatkowski seconded the motion and everyone voted in favor.** Members of the Board asked questions and pointed out minor errors needing to be changed on the plan. Conduct Billings asked if would be a car wash because they are going to wash their trucks, but that will not be the primary use. The underground tank is permitted because it is not used for fuel, only for collecting runoff.

A letter from the Ossipee Conservation Commission stressing the importance of preventing runoff into Frenchman's Brook was read. Several members of the Board told the engineers that it needs to be on the plan that salt is not to be used or stored on the property. Conduct Billings pointed out that there are differences between this plan and the one approved by the ZBA. The Chairman polled the members to see if they thought this was a reason to stop the Site Plan Review, and they did not. The engineers said that hazardous materials of more than 5 gallons were not going to be stored on site. Further permitting would be necessary for this to happen.

Conduct Billings made the motion to grant conditional approval for the application with the following conditions: no salt is to be used or stored on the premises, the town name Lee needs to be changed to Ossipee, the depth of mulch needs to be the same throughout the pages of the plan, and the signature block needs to list the total number of pages. Roy Barron seconded the motion and everyone voted in favor.

DISCUSSION:

Jeff Runnels from White Mountain Homes came before the Board on the recommendation of Dave Senecal to tell the Board that he plans to put a dwelling on the property. There is water and sewer because there was a dwelling there previously. Private residences are allowed in all zones in the town. Questions were raised about more than one principal use per lot. This is under consideration for change next year by the Planning Board.

Gravel Pits:

Whittier Lifts Pit

Mary Pinkham Langer did a site visit to the pit and wrote a recommendation for the Board to consider. The Board directed the secretary to contact DES to ask if it is considered to be reclaimed in their records.

A copy of a DES letter to Eastern Materials, LLC shows that their next progress plan is due to the state in 2018.

An updated Gravel Pit chart was passed out.

The secretary was asked to write a letter to Chocorua Forestlands saying that the Board would like to make a site visit to their pit.

Proposed Zoning Changes

The ZBA has submitted the wording changes they want made to Article 27, as it is found in RSA 674:33 for granting Variances.

Condict Billings made a motion to adjourn at 8:50PM. Roy Barron seconded the motion and the motion carried.

Boards & Commission Secretary, Pat Jones