

**OSSIPEE PLANNING BOARD MINUTES**  
**AUGUST 20, 2013**  
**7:00 PM**

**CALL TO ORDER**

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

**MEMBERS PRESENT:**

Condict Billings, Ski Kwiatkowski, Bill Grover, Roy Barron, and Selectman's Representative Peter Zavas

The roll was called.

**Ski Kwiatkowski made a motion to approve the minutes of the August 6, 2013 Planning Board meeting. Roy Barron seconded the motion and everyone voted in favor.**

**SITE PLAN REVIEW:**

Consolidated Auto & Marine, LLC, property located at 845 Route 16, Tax Map 136, Lot 17, is seeking Site Plan Approval to construct an automotive and marine repair facility with outdoor boat storage and a U-Haul truck/trailer rental outlet. Bill Grover explained that the Site Plan Approval for this project approved in 2007 expired because there is an automatic one year expiration, so Matt Buffet is reapplying with the same plans. There was no public input. **Condict Billings made a motion to grant the Site Plan Approval based on these plans, meeting all state, local, and Federal regulations, contingent on any required ZBA decision. Peter seconded the motion and it carried.**

**BOUNDARY LINE ADJUSTMENT:**

James & Carlene Pafford, property located at 8 Cottage Rd, Tax Map 129, Lot 13 and Neil & Diane Lapierre, property located at 4 Cottage Rd, Tax Map 129, Lot 14 are seeking a Boundary Line Adjustment. This case was continued from July 16 to allow time for the Paffords to acquire additional documentation about the ownership of the land. Ellen White, Ossipee assessing technician, made a copy of the notice accepted by the town to prove ownership in 2003. The Chairman required additional paperwork signed by the appropriate people. A note in the file will identify the 26' easement on the plan as a prescriptive license, because nothing is mentioned about it. **Condict Billings made a motion to approve the Boundary Line Adjustment. Roy Barron seconded the motion and it carried.**

**DISCUSSION:**

Ralph Buchanan and James Scott came before the Board to discuss removing unwanted restrictions from Scott's previously approved subdivision plan. These restrictions are not required by the town. A public hearing with notification to the public and abutters will be needed. Ralph said that the lawyer will file an amendment to each deed. The Planning Board is requiring a new plan without the restrictions.

Dan Morin came to discuss a project for Fairpoint Communications. They want to construct a pole yard on Route 16 across from Deer Cap. There will be fencing around it, 2 light poles, and 2 storage units. Members of the Planning Board were concerned about traffic and abutter notification. The results of a poll indicate that a Site Plan Review is necessary for this project.

Donna Moores would like to put a personal service shop in the little building beside Costantino Real Estate. It is permitted in that zone provided trip generation is not too great. There is no change of use, so she will not need a site plan review.

A copy of an updated Gravel Pit Plan was received from Jones & Beach Engineers for the Brown's

Ridge Gravel Pit sent to NHDES.

The secretary was asked to contact John Jeddrey for a gravel pit site visit prior to the next meeting.

**Condict Billings made a motion to look into using the encumbered funds to pay for some training for a secretary to substitute if needed.**

**Roy Barron made a motion to adjourn at 8:50 PM. Ski Kwiatkowski seconded the motion and the motion carried.**

Boards & Commission Secretary, Pat Jones