

## OSSIPEE PLANNING BOARD MINUTES

SEPTEMBER 3, 2013

7:00PM

### CALL TO ORDER

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

Condict Billings, Ski Kwiatkowski, Bill Grover, Roy Barron, and Selectman's Representative Peter Zavas, Alternate Rick St. Jean, and ZEO Dave Senecal.

The roll was called. The Chairman raised Rick St. Jean to voting status.

Condict Billings made a motion to approve the minutes of the August 20, 2013 Planning Board meeting. Ski Kwiatkowski seconded the motion and everyone voted in favor.

### **BOUNDARY LINE ADJUSTMENT:**

Nancy Witherell and Martha Copithome, property located at III Roland Park Rd, Tax Map 107, Lot 11 and Edward Witherell and David Witherell, property located at 120 Roland Park Rd, Tax Map 107, Lots 6 and 12 are seeking a Boundary Line Adjustment. Condict Billings made a motion to accept the application as complete. Roy Barron seconded the motion and it passed. There being no questions or concerns from the public or the Board, Condict Billings made a motion to approve the Boundary Line Adjustment, Roy Barron seconded the motion and everyone voted in favor.

### **AMENDMENT TO SUBDIVISION:**

Jim Scott, Allen & Loretta Sim, and Robert & Janice Andrea, owners of lots on Duncan Road, Tax Map 122, Lots 16, 17, 18, 19, 20 and 21, wish to remove any non-town covenants and restrictions from the 6 lot subdivision plan, described as Book 219, Page 62, Carroll County Registry of Deeds, 10/19/2007. Ralph Buchanan passed out new plans with the new numbering and without the written restrictions to be removed. Ralph gave a brief history of the subdivision with its wildlife corridor easement from the Red Swamp to the Pine River State Forest. Ralph said that removing these non-town restrictions would increase the likelihood of houses being built on these lots and raise the amount of taxes being collected. Roy Barron made a motion to approve the removal of these non-town regulations from the Scott Subdivision. Rick St. Jean seconded the motion and everyone voted in favor. The Chairman said that preferable wording for covenants and restrictions on plans would be "as deemed by the Association", that way they would not need to return to the Planning Board to make changes.

### **DISCUSSION:**

Scott Lawler from Norway Plains came in for preliminary non-binding discussion about a possible Boundary Line Adjustment and Site Plan Review for Asset Traders for three lots on Route 16, 266-15 and 136-15 & 16. He explained that they wish to put up a storage building for Energy Resources Group.

The Board Members present would consider Scott's request for waivers; on contours, surveying the whole property, and on whether the entire driveway must be paved, positively.

A letter was read from the assessor asking for specific yearly information from each of the gravel pits for assessing purposes. A response will be written that refers him to the state, specifically Mary Pinkham Langer from DRA, for that information. The job of the Planning Board is to issue permits based on a gravel pit plan and then follow up to see that the plan is being followed.

**GRAVEL PIT SITE VISIT:**

Members of the Planning Board met John Jeddrey at his pit at 6:00. They agreed that the pit looks good. He asked about changing his plan to excavate another section of the pit. He was told that he can do this and resubmit the plan. The Chairman will rewrite the letter to Pit Owners so it is not intimidating.

Dave Senecal passed out copies of Article IV – General Provisions of the Ossipee Zoning Ordinance for discussion at the next meeting for the purpose of identifying needed changes. Items selected, with their new wording, will need to go through the process leading up to being voted on by the citizens in March on a written ballot before the changes are made.

At 6:00 PM before the next meeting on September 17 the next two pits to be visited are the Heckel and West pits. A letter will be sent to each owner advising him of the visit as soon as the Chairman revises it.

Roy Barron made a motion to adjourn at 8:40PM. Ski Kwiatkowski seconded the motion and the motion carried.

Boards & Commission Secretary, Pat Jones