

OSSIPEE PLANNING BOARD MINUTES

OCTOBER 15, 2013

7:00 PM

CALL TO ORDER

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

MEMBERS PRESENT:

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

The roll was called.

Condict Billings made a motion to approve the minutes of the October 1, 2013 Planning Board meeting. Roy Barron seconded the motion and three voted in favor and one abstained.

SITE PLAN REVIEW

Morin Contracting Services, property located on Route 16, Tax Map 99, Lot 22, proposes to construct a gravel storage facility for Fairpoint that will store utility poles, trailers and their equipment. Bryan Berlind from Land Tech presented the application to the Board. He said that this will be a gravel pad with no structures. There will be a chain link fence around it with at least two gates. The center will be elevated inches to facilitate water runoff. The water will go to the north and south into retention areas. There is an abandoned house on the lot that will not be used.

Roy Barron made a motion to accept the application as complete when the following conditions are met: a letter from the Fire Department, a copy of the lease from the landowner, a letter from Fairpoint giving Morin authority to represent them, and a DOT driveway permit. Peter Zavas seconded the motion and it carried.

Alternate Rick StJean joined the Board at this time and was raised to voting status for Roger ter Kuile.

Discussion followed among Board Members.

Provision is made for snow removal to the rear of the property and Site Plan Review doesn't specify how much space is needed. Poles will be stored on trailers only. The lease is for nine years (3 years, can be renewed twice). A letter was read from Water/Sewer cautioning regulations for the Water Resource Protection District be enforced. Bryan Berlind said that the runoff would not cross any property lines. The applicant explained that the purpose of the project was to provide for emergency repairs so there would be a quick response.

The Chairman opened the meeting for public response. There were about 10 abutters present, most of them from the Arrowhead development. Judy Perry said that she is concerned about the snow storage melt running onto her property. However it will run into the swales. Rochelle Hamel was concerned about noise from generators or equipment, but there won't be any. Paul Perry asked about a 35' buffer zone. He was told that it is a 25' setback area where nothing can be built, so the foliage will remain. It was explained to the abutters that in order to make any changes to the plans the applicant would have to return to the Planning Board and abutters would be notified. Roy Barron asked if salt would be used in the winter; he was told that salt is not usually put on gravel because it makes mud. Lighting from two poles will meet our requirements. **Peter Zavas made a motion to grant conditional approval when the conditions are met; they are a letter from the Fire Chief, a driveway permit from DOT, a copy of the lease and a letter from Fairpoint saying that Morin Contracting Services is acting for them. Rick St Jean seconded the motion and it carried.**

DISCUSSION:

Mark Lucy from White Mountain Survey came before the Board for a discussion on a pre-application for a new larger Subway about twice the size of the present building. They got a Shoreland permit for the project because they are in the floodplain of the Bearcamp River. The access will be better regulated and there will be more green space. It will be more conforming and there will be less paving. The Chairman was ready to do a poll of the members to see if they need to get a Variance because of having parking spaces in the setback area, when Mark Lucy made the decision to go to the ZBA for the Variance to allow parking in the setback area.

MERGER OF LOTS

J Susan & Morgan Edgerly have applied to merge Lots 33 and 34 on Tax Map 61. Since all the requirements have been met, **Condict Billings made a motion to approve the merger of Lots 33 and 34 on Tax Map 61. Roy Barron seconded the motion and it passed.**

A Boundary Line Plan for Tax Map 132, Lot 28 prepared for Pamela Coyner-Bennett was received. A Boundary Survey for Tax Map 31, Lots 18 & 19 prepared for Allan Rowe and the Estate of Yvette Rowe was also received.

Wording for proposed changes in the Zoning Ordinance will be finalized at the meeting on November 5, 2013.

Condict Billings made a motion to adjourn at 9:00 PM. Roy Barron seconded the motion and the motion carried.

Boards & Commission Secretary, Pat Jones

