

OSSIPEE PLANNING BOARD MINUTES
NOVEMBER 5, 2013
7:00 PM

CALL TO ORDER

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

MEMBERS PRESENT:

Bill Grover, Condict Billings, Ski Kwiatkowski, Roy Barron, Roger ter Kuile, alternate Rick St Jean, Selectmen's Representative Peter Zavas and ZEO David Senecal

Roll was called.

Condict Billings made a motion to approve the minutes of the Planning Board meeting on October 15, 2013. Roy Barron seconded the motion and everyone voted in favor of the minutes.

BOUNDARY LINE ADJUSTMENT:

Asset Traders, LLC and Asset Traders II, LLC, property located at 495, 499 and 527 Route 16, are applying for a Boundary Line Adjustment for Tax Map 136, Lots 15 and 16 and Tax Map 266, Lot 16.

Scott Lawler from Norway Plains presented the information to the Board. He explained that the purpose of the Boundary Line Adjustment is to create more buildable area near Route 16 for Tax Map 136, Lot 15. There will be no change in the frontage of each lot. **Roy Barron made a motion to accept the application as complete. Peter Zavas seconded the motion and it carried.** Letters from the Fire Chief and a driveway permit from DOT are included. The Chairman opened the meeting to the public for comment and closed it because there was none.

Condict Billings made a motion to approve the Boundary Line Adjustment. Roy Barron seconded the motion and it carried.

SITE PLAN REVIEW

Asset Traders, LLC. Property located at 499 Route 16, Tax Map 136, Lot 15, are applying for a Site Plan Review for a 12,000 square foot single story warehouse to store large pieces of machinery and equipment waiting for service. There will be no heat or water in the building. LED Lighting will meet requirements, there will be landscaping and drainage swales. Salt will not be used to melt snow. A number of waivers will be asked for. **Roy Barron made a motion to accept the application as complete. Rick St Jean seconded the motion and it carried.** The generators and turbines will not be repaired there. The driveway will meet the specifications of the Ossipee Subdivision Regulations. The Chair opened the hearing for public comment and closed it, there being none. Waivers for not providing contours for the rest of the property, locating natural and historic features, not having a fire protection system, and not paving all of the driveway, just the beginning. **Condict Billings made a motion to approve the waiver for section 6.04.4(G)(4)(d) on contour lines. Ski Kwiatkowski seconded the motion and it carried. Ski Kwiatkowski made a motion to grant a waiver for 6.04.4(H)(5) for locating natural or historic features. Roy Barron seconded the motion and it carried. Rick St Jean made a motion to approve a waiver for a fire protection system, section 6.04.4(H)(11). Roy Barron seconded the motion and it carried. Peter Zavas made a motion to grant a waiver for paving, section 8.01.1(B). Ski Kwiatkowski seconded the motion and it carried. After discussion, Roy Barron made a motion to approve a waiver for 8.03.1(C) for a septic system. Rick St Jean seconded the motion and it carried. Peter Zavas made a**

motion to approve the Site Plan Review. Roy Barron seconded the motion and it carried.

DISCUSSION

Don McWhirter brought a gentleman with a manufacturing business in Tuftonboro to present his plans to the Planning Board. He would like to purchase the Old drive-in theatre property on Route 28 because he wants to expand. He would be bringing year round jobs for trained, highly-skilled workers. The Planning Board welcomed him and encouraged him to come to Ossipee.

Steve and Marie McConnarty came before the Board to see if they need to apply to the Planning Board to reopen the Iron Kettle Restaurant that they purchased recently. The consensus was that as long as they didn't make any changes they were all set with the Planning Board.

ZONING CHANGES

Bill and Ski will check to see if adding an index can be considered housekeeping and if changing the length of time a Variance is good for to two years, as in recent legislation, need to be on the warrant. The ZBA request for changes to the Variance Application to conform with recent legislation has already been submitted to our attorney. Having two primary buildings on the same lot was discussed at length. It was agreed that this would only pertain to commercial buildings at this time. Ski will prepare the wording for approval.

Roy Barron made a motion to adjourn at 9:00 PM. Ski Kwiatkowski seconded the motion and everyone voted in favor.

Boards & Commission Secretary,
Pat Jones