

**TOWN OF OSSIPEE
PLANNING BOARD MEETING MINUTES
June 16, 2015**

Minutes Recorded by Xann Horn, Boards and Commission Secretary

Call To Order

Ski called the meeting to order at 7:00 p.m.

Board Members Present by Roll Call - Bruce Parsons, Roger ter Kuile, Roy Barron, Ski Kwiatkowski, Connie Billings. Bob Gillette was not present; Rick St. Jean was moved up to voting status. Frank Riley and Dave Senecal were present.

New Business

1. **Case #15-6-LM – Howard Belsky, Alan Belsky and Gordon Hollis – Application for Merger of Lots, Tax map 33, Lots 19 and 18.** There was no discussion.

Motion: by Roy, seconded by Rick, to approve the merger. **All in favor, motion passed.**

2. **Case 15-4-SPR –Irving Oil Marketing, LLC, 885 NH Route 16, Tax Map 124, Lot 15; site redevelopment/expansion.**

Frank Monteiro with MHF Design Consultants, Inc. was present as agent to review the project. The project had only a few minor changes from when it was presented to the Board approximately a year ago. The store was previously represented as 6,200 square feet. It has been downsized to 5,000 square feet (keeping 1,370 square feet for possible future and the septic design was revised accordingly and approval should be received shortly. DOT has issued the driveway permit and they requested that the second driveway be moved down across from Acorn Drive. The new plans reflect this change. An AoT permit has been obtained. DES well approval has been received. The underground storage tank permit will need to be revised. Frank reviewed the landscaping that has been added per the Board's previous request. A note has been added to the plan that no salt can be used for ice in the winter per the Board's previous request. Building plans will be going to Dave Senecal is 4 to 5 weeks and Irving is hoping to start construction as soon as possible. They would like to start site work prior to receiving a building permit. Connie stated that there is a 30 day appeal period and if they start before that time, they will be working at their own risk.

Motion: by Connie, seconded by Roy, to accept the application as complete. **All in favor, motion passed.**

Motion: by Connie, seconded by Roy, to award conditional site plan approval for a 6,370 square foot retail building based on: the fire chief's approval letter; septic approval; gas tank approval from the state; and compliance with any other local, state and federal approvals which are needed in accordance with the plan set presented on June 16, 2015. **All in favor, motion passed.**

Old Business

William Benedetto, was present for Flo's North Auto Bath, LLC, dba: Top Cat Car Wash for an informal discussion to provide the information requested by the Board at a previous meeting. He had White Mountain Survey & Engineering, Inc. review the storm water runoff and the addition of the self-serve wash area will not exceed the limits of stormwater runoff. A site sketch was also provided showing the proposed exterior concrete pad. There was no discussion by the Board or public.

Motion: by Roy, seconded by Rick, that site plan review is not needed. **All in favor, motion passed.**

Meeting Minutes of May 19, 2015

Motion: by Roy, seconded by Rick, to approve minutes of May 19, 2015 with the following changes noted.

After reviewing the recording of the May 19, 2015 meeting, the following was stated by Bruce and clarified by the recording and is to be considered part of the minutes:

Bruce stated that he thinks it is unnecessary and silly to have a vote after the fact when it wasn't needed in the first place because 1) The chairman has a certain amount of discretion that he can use; 2) it cost the Board no money and 3) it's hanging in their office not in our building for us to give a darn about. The whole thing is a moot point. He disagreed with a motion after the fact.

All in favor, motion passed.

Meeting Minutes of June 2, 2015

Motion: by Roy, seconded by Rick, to approve minutes of June 2, 2015. **All in favor, motion passed.**

Any Other Business Which May Come Before This Meeting

Previous Sign One Building – This building was previously classified as retail sales. Ski provided pictures to the Board Members showing someone performing auto repairs and which he does not think they are approved to perform. It was the general feeling of the Board that these pictures do not prove that someone is doing auto repairs and no action is needed.

Adjournment

Motion: by Roy, seconded by Rick, to adjourn. All in favor, motion passed.

The meeting adjourned at 8:15 p.m.

Minutes approved by majority vote of the Board on _____

Ski Kwiatkowski, Chairman