

**MEETING MINUTES
OSSISPEE PLANNING BOARD
August 18, 2015**

Minutes were recorded by Xann Horn, Board Secretary.
Amendments are noted by ***bold/italic*** type.

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, Frank Riley, Bob Gillette, Ski Kwiatkowski, Connie Billings, Rick St. Jean (alternate) was not present.

Informal Discussion

Abundant Harvest Family Church, 530 Route 16, Tax Map 266, Lot 3 – Corey Johnston, Board Member was present to ask after applying for a Special Exception for church use in Corridor District (Ossipee Zoning Article 34.3.1), what will the next steps will be. With they need to apply to the Planning Board for Site Plan Review? Ski stated that the discussion is non-binding on the board or the applicant Corey stated there will be no changes to the exterior or the site and not many changes to the inside. They know they will have to get fire department review. There is a 1999 site plan approval for this property. Discussion ensued among the board members. It was the board's opinion that if a Special Exception is granted, the Church should then come to the planning board to see if SPR is needed. Perhaps it will require a modification of the 1999 site plan approval. Corey requested to be put on the September 15, 2015 agenda for an information discussion; he will call if this is not needed.

New Business

- **Case #15-7-SPR** – Site Plan Review (Minor) – Roisin Prescott, LLC, 2190 Route 16 (Napa), Tax Map 14, Lot 11; for expansion of an existing building.

Jim Rines, White Mountain Survey & Engineering, Inc. was present as Agent for Roisin Prescott, LLC. They have received approval from DOT; it was requested that the middle entrance be closed. Jim provided an updated plan showing that revision and reviewed the existing conditions plan. He then reviewed the proposed site plan to expand the business in three phases. The first phase (spring of 2016) will be the elimination of the three storage areas, gravel, paving, and concrete pad and replace it with the addition to the northerly side. The second phase will be to block off middle driveway, put in parking and the southerly entrance and begin the addition, installation of a new septic system, culvert and drainage improvements. The third phase would be within 36 months of the site plan approval date which would include the construction of cold storage/retail area. On May 12, 2015, the Zoning Board granted a variance to be allowed to violate the rear setback which would slightly increase the existing non-conforming building and to put parking and maneuvering within the buffering setback. Two waivers were requested: 6.04.4.h.7 requiring showing all buildings, wells, and leach fields within 150 feet of the parcel as the field crew did not witness any; and a waiver was requested regarding the submittal of a lighting plan. Parking will comply with ADA requirements; lot coverage will be met; DOT will be sending along a driveway permit. Jim is requesting conditional approval based on receiving a state wetlands bureau permit, a state septic approval, and the driveway permit from DOT. Board discussion ensued.

Motion: by Bruce, seconded by Roger, to accept application as complete. **All in favor, motion passed.**

Motion: by Roy, seconded by Bruce, to approve the waiver requested from 6.04.4.h.7 requiring that all buildings, wells, and leach fields within 150 feet of the parcel be recognized. **All in favor, motion passed.**

Motion: by Roy, seconded by Bruce, to approve the waiver requested from 8.02.04 for a lighting plan. **All in favor, motion passed.**

Motion: by Roy, seconded by Frank, to grant site plan approval based on the following conditions: Receipt of driveway permit, septic permit, and wetlands bureau permit, and all existing lighting be converted to comply with the Ossipee Zoning Ordinance 5.4 by the completion of the project, *and that all federal, state, and local laws and ordinances be met.* **All in favor, motion passed.**

Old Business

- **Morse Pit** – Update. A portion of the bond is being held by Sager. Bruce and Roy went to the site and took pictures which were presented to the board. Bruce reviewed the pictures with respect to location and the material seen on the ground (gravel, gravel pile, crushed asphalt, greenery, washout, etc). This does not match the reclamation plan that was presented. Discussion ensued.

Motion: by Frank, seconded by Roy, to respond to Attorney Sager with copies of the photos and information provided, noting that it remains un-re-claimed by the owner which is in violation of the reclamation plan and ask Attorney Sager to take whatever legal action is feasible to see that it is reclaimed. **All in favor, motion passed.**

- David Riddinger – David requested to be on the agenda for an informal discussion but was not present. Frank stated that he thinks the property David is considering would require a full site plan review due to state right-of-way, fill, size of the lot, etc.

Meeting Minutes

Review, discuss and vote on Meeting Minutes of August 4, 2015.

Motion: by Roy, seconded by Bob, to approve minutes of August 4, 2015 as amended. **All in favor, motion passed.**

Any Other Business Which May Come Before This Meeting

- Ossipee Exposed Gravel Areas – Bruce provided photos of all baron gravel property in Ossipee. He reviewed the key; discussion ensued.
- Invoice to NH OEP for \$40.00 for Planning Board Handbooks.
Motion: by Bruce, seconded by Roy, to pay this invoice. **All in favor, motion passed.**
- Ski reviewed the monthly budget report.

Adjournment

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

Meeting adjourned at 8:49 p.m.

Minutes approved by majority vote of the Board on _____

Bob Gillette, Vice Chairman