

**TOWN OF OSS�PEE  
PLANNING BOARD MEETING MINUTES  
October 6, 2015**

Minutes Recorded by Xann Horn, Boards and Commission Secretary  
Amendments are noted by ***bold/italic*** type.

**1. Call To Order**

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

**2. Board Members Present by Roll Call** - Bruce Parsons, Roy Barron, Bob Gillette, Ski Kwiatkowski, Connie Billings, Rick St. Jean (alternate). Roger ter Kuile and Frank Riley were not present. Board of Selectmen has appointed Rick St. Jean as the alternate for Selectmen Frank Riley whenever Frank is absent or recuses himself from a case being heard by the Board. Rick was brought up to voting status.

**3. New Business**

**Case #15-8-SPR (concurrent filing with following Case #15-2-SUB)** - Mountain Crossing Condominiums, 80 Main Street, Tax Map92, Lot 116; Condominiumization of existing apartment building.

Don Duvall, of Duvall Survey was present on behalf of Mountain Crossing Condominiums. He reviewed the updated plan. They have included an easement for a 10-foot sidewalk which they are willing to change as needed. Connie noted that the sidewalks, per the Safe Routes to School project, will be placed within the state right-of-way. Discussion ensued on lighting; Bob wanted to be assured that they are compliant with the current zoning. Bob Jodoin, owner, was present and stated that his electrician confirmed they are in conformance.

***Connie recused himself as he is an abutter.***

**Motion:** by Roy, seconded by Bob, to accept the site plan review application as complete. **5 in favor (Bruce, Roy, Bob, Ski, Rick), ~~1 abstained (Connie)~~, 0 opposed, 0 abstained.** Motion passed.

There was no further discussion.

**Motion:** by Bob, seconded by Roy, to approve the site plan review application. **5 in favor (Bruce, Roy, Bob, Ski, Rick), ~~1 abstained (Connie)~~, 0 in opposed, 0 abstained.** Motion passed.

**Case #15-2-SUB (concurrent filing with previous Case #15-8-SPR)**

**Motion:** by Bob, seconded by Roy, to accept the application for subdivision as complete. **5 in favor (Bruce, Roy, Bob, Ski, Rick), ~~1 abstained (Connie)~~, 0 in opposed, 0 abstained.** Motion passed.

Ash Fischbein was present as an abutter and asked if there had been any discussion or plans for Section 8 housing for this location. No Board members were aware of any such discussions. There was no further discussion.

**Motion:** by Roy, seconded by Bob, to approve the application for subdivision. **5 in favor (Bruce, Roy, Bob, Ski, Rick), 1 abstained (Connie), 0 in opposed, 0 abstained. Motion passed.**

**Case #15-9-SPR –Aubuchon Hardware**, 1655 Route 16, Tax Map 53, Lot 9 – Expansion of existing building. Gregory Moran was present as President of Aubuchon Realty Co. He provided an overview of the expansion plans. Discussion ensued on parking. A parking analysis was provided to the Board and discussed.

Ash Fischbein was present in the audience and stated that he thinks this is great for the town.

Rick stated the application before us is for 9,920sf not 14,440 as shown on the plans. He also stated that he thinks we are looking for trouble approving this with half of the parking spaces as required by our ordinance.

Gregory requested an opportunity to discuss the parking requirements and explained typical time scenarios of shoppers. Joanne Coppinger, PE was present and discussed the zoning regarding impervious areas. Connie noted that originally Gene was given three years to finish paving and this will need to be done which will affect lot coverage.

Rick believes a Traffic Impact Study should be done by someone with some parking study credentials. Connie asked with additional parking noted, where are the pellets, lime, seed, fertilizers, etc. going to go. Gregory noted the garden center area, the gravel area behind the building for excess stock, and they have very little green space. Connie would like to see a letter from the fire chief stating they do not need to go around the building for safety purposes. Rick feels with a reduction of parking spaces under what the regulations require, traffic may back up on Route 16 and cause traffic issues. Ski stated that he does not think the parking scenarios should be based on another location. A letter from state fire marshal was requested regarding dispensing of propane and location of the propane tank.

The Board requested a revised plan that shows the infrastructure for a sprinkler system, any additional parking, a revised application that matches the plan, the fire chief's letter addressing safety and if they need to be able to operate behind the building assuming the parking lot is full.

**Motion:** by Roy, seconded by Bob, to continue this application until October 20, 2015. **All in favor, motion passed.**

The applicant was comfortable with this timeframe and if they cannot be ready for the October 20, 2015 hearing, they can contact the secretary and schedule it for a future hearing date.

**Plan of Land Prepared for The R & C Fickett Family Revocable Trust of 2003**, prepared by White Mountain Survey & Engineering, Inc. was received for town files prior to being recorded at the CCRD.

**Plan of Land for 2 Folsom Road**, prepared by White Mountain Survey & Engineering, Inc. was received for town files prior to being recorded at the CCRD.

**Lot Merger Application** – Catamount Land & Cattle Co., Inc., Tax Map 92, Lots 43 and 44.

**Motion:** by Bob, seconded by Roy, to accept the lot merger. **5 in favor (Bruce, Roy, Ski, Bob, Rick) 1 abstained (Connie), 0 opposed. Motion passed.**

**Agenda/Bylaws** - Connie noted that the Planning Board agendas have not been conducted according to the bylaws, specifically the minutes should be reviewed first, after calling the meeting to order. He reviewed the bylaws. By polling the Board, all were in agreement to follow the bylaws. The future agendas will be conducted according to the bylaws.

#### 4. Meeting Minutes

**September 1, 2015** (approved at September 15, 2015 Planning Board meeting but revisions had not been made; newly approved minutes to replace signed minutes in the vault).

**Motion:** by Bob, seconded by Rick, to approve the Addendum to September 15, 2015 minutes as amended. **All in favor, motion passed.**

**September 15, 2015 Minutes** - With regard to Connie's comments stating that "Ski has overstepped his boundaries time and time again", Bob stated he would like it noted that **"no other members stated agreement or disagreement with this position."** Ski stated with regard to Brown's Ridge Road Pit he did state at the meetings that they had been receiving letters and he has the recordings of those meetings. He spoke with Ellen White and had told her about the letters. She called Mary Pinkham Langum and read the letters to Mary and Mary said that is not a Planning Board issue, it is an issue for the lawyers and said we did not have to do anything. This is why he disagreed with being out of order. Connie stated on January 20<sup>th</sup> we told MarCorm and we put it in the minutes what had to be done. They should have been told this with the first letter and not have wasted time going back and forth.

**Motion:** by Connie, seconded by Roy, to approve minutes of September 15, 2015 as amended. **All in favor, motion passed.**

#### 5. Old Business

- September 23, 2015 Letter from Abundant Harvest Family Church to Dave Senecal was reviewed.
- An email from Attorney Rick Sager to Michael Malaguti regarding Gravel Development v. MarCorm & Town of Ossipee – Ski reviewed the email.
- A Draft Letter to Zoning Board regarding their May 12, 2015 letter was reviewed.  
**Motion:** by Connie, seconded by Roy, to execute the letter and forward it to the Zoning Board. **All in favor, motion passed.**
- A draft Letter to the Selectmen was reviewed regarding 1845 Route 16/Tax Map 28, Lot 2 (small engine repairs) going from retail to small engine repairs which is a change of use.

**Motion:** by Connie, seconded by Bob, to execute the letter as amended and forward it to the Selectmen. **All in favor, motion passed.**

- A draft Letter to Selectmen was reviewed regarding 2330 Route 16/Tax Map 9, Lot 11 (church) regarding change of use.

**Motion:** by Rick, seconded by Bob, to execute as amended and forward it to the Selectmen. **All in favor, motion passed.**

**6. Any Other Business Which May Come Before This Meeting**

- Ellen White provided an order form from Lakes Region Planning Commission for the new Land Use Regulations publication.

**Motion:** by Roy, seconded by Bob, to order 9 for the Planning Board and no CD. **All in in favor, motion passed.**

- 2016 Budget Discussion/Preparation – The budgets are due on October 26<sup>th</sup> so this will be discussed and finalized at the October 20, 2015 Planning Board Meeting.

**7. Adjournment**

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

The meeting adjourned at 9:00 p.m.

Minutes approved by majority vote of the Board on \_\_\_\_\_

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Ski Kwiatkowski, Chairman