

**OSSIPEE PLANNING BOARD
MEETING MINUTES
October 20, 2015**

Call to Order

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

Roll Call

Attendance by roll call: Bruce Parsons, Roy Barron, Roger ter Kuile, Frank Riley, Ski Kwiatkowski, Connie Billings, Rick St. Jean (alternate). Bob Gillette was not present; Rick St. Jean was brought up to voting status.

Old Business

1. Mountain Crossing Condominium – Two paper plots were signed; mylar was executed for recording.
2. **Case #15-9-SPR – Site Plan Review for Aubuchon Realty Company, Inc.**, 1655 Route 16, Tax Map 53, Lot 9 (Continued from October 6, 2015).

Gregory Moran, President of Aubuchon Realty Company, Inc. was present and provided an updated plan and an updated parking study, specific to the Ossipee location. The Planning Board is in receipt of the fire chief's letter with his findings/approval. The building is now only going to be increased to 9,920 SF; they will be staying under 10,000 SF as part of the original proposal. Discussion ensued on parking and it was determined that 56 spaces are required; they have designed for 49 (just over 87% of what is required). Therefore, they are requesting a waiver.

There were no public comments.

Motion: by Roy, seconded by Rick, that the application is complete. **All in favor, motion passed.**

Motion: by Roy, seconded by Rick, to approve a waiver from Section 8.01.2. The number of parking spaces proposed will be 49 which is 87% of what is required.

All in favor, motion passed.

Motion: by Bruce, seconded by Frank, to grant Site Plan Approval to Aubuchon Realty Company, Inc., Case #15-9-SPR, for expansion to an existing business with the following conditions:

1. A new plan be submitted with the proper owner's name indicated;
2. A copy of the deed from Veracka to Aubuchon be provided to the Board; and
3. They follow all federal, state, and local regulations.

All in favor, motion passed.

New Business

1. **Case #15-10-SPR – Site Plan Review for Abundant Harvest Family Church**, 530 Route 16, Tax Map 266, Lot 3.

Corey Johnston was present on behalf of Abundant Harvest Family Church. They have been granted a Special Exception from the Zoning Board to operate a church in the Corridor District. A letter of approval has been received from the fire chief noting a few requests. There are no changes being made to the site. Therefore, the cover letter from the church requested waivers from drainage calculations, erosion and sediment controls, outside lighting plan and any other requirement of the site plan review regulations that apply to changes made to the property.

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

Motion: by Connie, seconded by Rick, to approve Case #15-10-SPR, and grant site plan approval to Abundant Harvest Family Church with the following conditions:

1. Sale of the property to the church;
2. Planning Board receipt of a copy of the recorded deed, and
3. The church comply with comply with any state, federal, and local regulations.

All in favor, motion passed.

2. **Informal Discussion – Melvin Village Marina**

Matt Young was present on behalf of Melvin Village Marina as they are proposing to construct a rack style building to store boats. It was the Board's feeling that drainage plans will not be necessary; parking, exterior lighting, etc. will need to be addressed per Site Plan Review Regulations, and plans will have to be prepared and submitted with the necessary waivers requested.

3. **2016 Budget Discussion**

Motion: by Roy, seconded by Connie, to increase the secretary budget by to \$4,300 and to include the percentages for the increase in the payroll taxes lines. **All in favor, motion passed.**

Motion: by Roy, seconded by Connie to increase Advertising to \$1,500. **All in favor, motion passed.**

Motion: by Roy, seconded by Connie to increase Postage to \$1,000. **All in favor, motion passed.**

Motion: by Ski, seconded by Frank, to increase Lakes Region Planning Commission to \$4,500. **All in favor, motion passed.**

Motion: by Connie, seconded by Rick, to increase Computer to \$250. **All in favor, motion passed.**

A new line item will be added to the Planning Board's budget for Telephone.

Meeting Minutes

Motion: by Roy, seconded by Rick, to approve October 6, 2015 Planning Board meeting minutes as amended. **All in favor, motion passed.**

Any Other Business Which May Come Before This Meeting

1. Fritz Heckel – was present in the audience to discuss renewal of his gravel pit permit which expires in April and he will be out of the area beginning in November. He was provided with the application and it was suggested that he assign someone to handle this in his absence.

2. Sager Invoice for \$175

Motion: by Roy, seconded by Rick, to pay the invoice to Sager & Haskell for \$175. **All in favor, motion passed.**

Adjournment

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

The meeting ended at 9:00 p.m.

Minutes approved by majority vote of the Board on _____

Ski Kwiatkowski, Chairman