

**OSSIPEE PLANNING BOARD
MEETING MINUTES
January 5, 2016**

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

Call to Order

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

Attendance by Roll Call - Bruce Parsons, Roger ter Kuile, Roy Barron, Frank Riley, Bob Gillette, Ski Kwiatkowski, Connie Billings, Rick St. Jean (Alternate). Dave Senecal, CEO, was also present.

Meeting Minutes

Motion: by Roy, seconded by Roger, to approve December 15, 2015 Planning Board meeting minutes as presented. **All in favor, motion passed.**

Old Business

Unsatisfied Conditions

Date	Applicant	List of Conditions
07/21/15	Tammy White	State Inspection Certificate
06/16/15	Irving	Fire Chief Approval; Septic Approval; Gas Tank Approval from State
11/03/15	EFI/View Tech	Letter stating manufacturing/light industry only.
11/17/15	Irving Oil	Revised Plans (after change in curb cut, etc)
10/20/15	Abundant Harvest Family Church	Recorded Deed
10/20/15	Aubuchon Realty Company	Submit new plan with proper owner's name; copy of deed

Discussion ensued on how to move forward with ensuring conditions are met and how to better communication between board secretary and CEO.

New Business

- **Case #16-1-SUB – Mark E. and Jane M. Wright**, 100 Bents Road, Tax Map 229, Lot 7, Subdivision of a 12.01 acre lot from a 238 acre lot.

Jim Rines of White Mountain Survey & Engineering, Inc. were present as Agent for Mark and Jane Wright. Mark and Jane want to subdivide 12 acres of land out of an existing 238 acres for their daughter, Caitlin. The 238 acres is presently in current use except for one acre around Caitlin's home. The home has an approved septic system (CA 2012108614A) for a three bedroom home. By creating a 12 acre lot, Caitlin's lot will remain in current use with enough land as a buffer if she ever wants to put on an addition or build a garage in the future. The entirety of the 12 acre lot has been surveyed. Topographic mapping topographic and wetland delineation has been performed around the home.

The following waivers are requested for the proposed 12 acre parcel:

Section 8.01.L for delineation of wetlands on all 12 acres;

Section 8.01.N for topography to be shown 200 feet beyond the boundaries;

For the remaining 226 acres, the following waivers are requested:

Section 8.01.L for wetland delineation;

Section 8.01.N for topography;

Section 8.01.O for soil types;

Section 8.01.Q for test pits and perc tests;

Section 9.05.L for surveying the entirety of the remaining land;

Section 9.05.P for location of all natural and manmade features on the remaining land.

Justification for the above waivers requested is that Lot 2 is 226 acres in size and the additional cost will not offer an equivalent benefit to the Board's review. A waiver is also requested from having to send the plan to the electric company as the proposed 12 acre lot is built out with electric service and no change in use planned for either the 12 acre lot or the remaining land. There was minimal discussion from the Board.

John Danforth and Jane Danforth of 39 Bents Road was present as abutters. Mr. Danforth asked where in proximity was this 12 acre lot to the sand pit. Jim Rines showed Mr. Danforth where the sand pit is on the plan. Mr. Danforth asked if the sand pit was in compliance with the state. Jim stated it does not need to be; it is grandfathered. Mr. Danforth stated he feels surveying the entirety of the remaining land would benefit the town and asked for justification for this waiver request. Jim the remaining land is large enough to comply with minimum lot sizing which is the intent of the regulation. Mr. Danforth had questions on various deeds, wetland questions, and septic components. Mrs. Danforth's voiced her concerns with the red paint that has been painted on trees that she believes are on her property not Terrace Pines property. Jim addressed Mr. Danforth's questions and stated that White Mountain Survey & Engineering, Inc. has not made any boundary decisions nor have they painted the trees on the lot Mrs. Danforth referenced.

Motion: by Connie, seconded by Bob, to grant waivers from Section 8.01.L for delineation of wetlands on all 12 acres; and Section 8.01.N for topography to be shown 200 feet beyond the boundaries on the 12 acre lot. **All in favor, motion passed.**

Motion: by Roy, seconded by Frank, to grant a waiver from sending the plan to the electric company per the check list. **All in favor, motion passed.**

Motion: by Roy, seconded by Connie, to grant a waiver from Section 8.01.N for topography of the remaining land. **All in favor, motion passed.**

Motion: by Roy, seconded by Bob, to grant waivers (for the remaining land) from Section 8.01.L for wetland delineation; Section 8.01.O for soil types; Section 8.01.Q for test pits and perc tests; Section 9.05.L for surveying the entirety of the remaining land; and Section 9.05.P for location of all natural and manmade features. **All in favor, motion passed.**

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

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

- **Sager & Haskell, PLLC** invoices for \$78.75 and \$96.25.

Motion: by Bob, seconded by Bruce, to forward both invoices to the Selectmen for payment. **All in favor, motion passed.**

Any Other Business Which May Come Before This Meeting - None

Adjournment

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

The meeting adjourned at 7:55 p.m.

Minutes approved by majority vote of the Board on _____

Ski Kwiatkowski, Chairman