

**Town of Ossipee
Planning Board
February 17, 2015
7:00pm**

Board Members Present: Ski Kwiatkowski, Robert Gillette, Roy Barron, Roger ter Kuile, Rick St. Jean (Alternate), Condict Billings

Ossipee Zoning Enforcement Officer David Senecal was also present for this meeting.

Meeting called to order at 7:00 p.m.

Mr. St. Jean was raised to voting status for this meeting.

Approval of Minutes

MOTION: A motion to approve the February 3 meeting minutes passed by majority vote.

Merger: Ventola, Jo-Ann B. (CNR Holdings Co. LLC) Map 258 Lots 4 & 5

MOTION: A motion by Mr. Barron and 2nd by Mr. ter Kuile passed to approve this two-lot merger. All members present voted in favor.

Discussion: Hannaford Expansion

J.M. Lord of Maple Rock, LLC. was present for preliminary discussion regarding the proposed Hannaford expansion project. Chairman Kwiatkowski reminded everyone present that discussion was merely for informational purposes and was not binding.

- Hannaford hopes to bring a formal application in March for an April Planning Board hearing.
- The goal is to have site work/foundation completed by late Fall with construction to take place through the winter.
- The drive-thru pharmacy will be eliminated.
- Approximately 6,000 square feet that currently contains the produce area and employee break room area will be sectioned off and will become a separate leasable space.
- An addition of approximately 11,000 square feet will be constructed on the south end of the building.
- Additional employee parking and a runoff filtration system will be added to the grounds.
- Additional design work is being done to try to bring the project within the 75% lot coverage limit to eliminate the need for a variance. Senecal suggested the applicant could ask for a waiver to reduce the number of parking spaces required. By reducing the number of required spaces by five, the lot coverage would also be reduced.
- The signage at the main entrance will remain the same.
- A complete makeover of the building façade is included in the project.
- The store will remain open throughout construction.
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Meeting adjourned at 7:47 p.m.

Minutes approved by majority vote of the Board on _____

Ossipee Planning Board
January 6, 2015
Ski Kwiatkowski, Chairman