

**OSSIPEE PLANNING BOARD
MEETING MINUTES
February 2, 2016**

Minutes recorded by Xann Horn, Planning Board 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, Bob Gillette, Ski Kwiatkowski, Connie Billings, Frank Riley, Rick St. Jean (Alternate).

Meeting Minutes

Motion: by Roy, seconded by Bruce, to approve January 19, 2016 Planning Board meeting minutes as presented. **All in favor, motion passed.**

Old Business

Unsatisfied Conditions (Continued from January 29, 2016.)

| Mtg Date | Applicant | List of Conditions | |
|-----------------|--------------------------------|--|---|
| 07/21/15 | Tammy White | State Inspection Certificate | * |
| 06/16/15 | Irving Oil | Fire Chief Approval; Septic Approval; Gas Tank Approval from State | * |
| 11/03/15 | EFI/View Tech | Ltr stating manufacturing/light industry only. | |
| 11/17/15 | Irving Oil | Revised Plans | * |
| 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 | * |
| | | | |
| | | | |

* Items attached for Board review and decision.

There was no discussion on this item.

New Business

- **Case #16-1-EP** – Excavation Permit and Stormwater Pollution Prevention Plan, John W. Jeddrey, Jr., Tax Map 244, Lot 2.

Bryan Berling with Land Tech was present along with John Jeddrey and Jason Jeddrey. Bryan reviewed what has been excavated on the existing permit and where they would like to expand excavation. The applicants have applied for their AoT permit. John Jeddrey requested that the existing permit be extended for one year. Minor discussion took place.

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

Motion: by Bob, seconded by Connie, to extend as requested the existing permit by one year, as well as to approve the present application for the expansion. **All in favor, motion passed.**

- **Case #16-2-SUB** – Geoffrey A. Downing & Karen Downing, Subdivision, 45 Effingham Road, Tax map 248, Lot 1.

Al Fall was present to represent the Downings who were also present. Al stated this is a straight forward two lot subdivision of 34 acres dividing it into a 17.5 acre lot and a 16.5 acre lot, currently and to remain in current use. Bruce asked if topo is supposed to be shown on the entire lot. Al stated that he has provided topography to demonstrate that each lot can be built on and that each lot will meet town zoning and planning ordinances. A revised plan will be filed with the town to move the current use acreage. Bruce asked if there were any wetlands on the lot; Al stated he did not look. Al added a waiver to wetland delineation to his cover letter.

Waiver Requests

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

Motion: by Bob, seconded by Roy, to approve the waiver request requiring HISS mapping. **All in favor, motion passed.**

Motion: by Ski, seconded by Roy, to approve the waiver request that the lot length to width ratio should generally not exceed 4:1. **All in favor, motion passed.**

Motion: by Bob, seconded by Roy, to approve the waiver request to not send a copy to the electric company. **All in favor, motion passed.**

Motion: by Roy, seconded by Connie, to approve the waiver request for topography of the entire lots. **All in favor, motion passed.**

Motion: by Connie, seconded by Roy, to grant subdivision approval. **All in favor, motion passed.**

Informal Discussions

Ammonoosuc Survey - Bob Tafuto was present to for an information discussion on a boundary line adjustment. Minor discussion ensued.

Integrity Earthworks – Steve Pacsay was present. He has bought the property at 15 Route 28. It is in the commercial node. He will be using this property as an office for his business. Nobody will be living there. Due to change of use, the Board was polled to see if they thought Minor Site Plan Review was necessary. 4 said yes (Bruce, Frank, Bob, Ski); 3 said No (Roger, Roy, Connie). Steve Pacsay of Integrity Earthworks will be submitting to the Board for Minor Site Plan Review.

Any Other Business Which May Come Before This Meeting

- Invoice from Lakes Region Planning Commission for \$126.00 (Planning Board share is for 8 books at \$9.00 for a total of \$72.00)

Motion: by Roger, seconded by Bob, to approve that this expense be paid. **All in favor, motion passed.**

- Ames Associates submitted a boundary survey for informal purposes. Tax Map 60, Lot 2 and 10 for Robin Bates and Wallace Bates.
- Connie thanked Xann for being the Board secretary.

Adjournment

Motion: by Connie, seconded by Roy, to adjourn. **All in favor, motion passed.**
The meeting adjourned at 8:00 p.m.

Minutes approved by majority vote of the Board on _____

Ski Kwiatkowski, Chairman