

**OSSIPEE PLANNING BOARD  
MEETING MINUTES  
April 19, 2016**

Minutes recorded by Laura Nash, 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, Dennis Legendre, Roy Barron, Ski Kwiatkowski, Connie Billings, Frank Riley, and Rick St. Jean (Alternate) **Absent:** Bob Gillette

**Meeting Minutes:** Meeting Minutes of April 5, 2016 to review for approval.

**Discussion:** Steve McConarty questioned why his name is listed on the chart for Unsatisfied Conditions. A brief discuss ensued and Frank R. voiced his concerns and will explain to Steve later. Steve's name will be removed from this item.

**Motion:** by Roy, seconded by Bruce, to approve the minutes from April 5, 2016.

**All in favor, motion passed.**

**Old Business:**

- **Case #16-1-SPR – Westward Shores Lakeside Camping Resort**, 110 Nichols Road, Tax Map 29, Lot 1, 23-6, 23-7, 23-8, 24-15, 24-18, 24-19, 24-40, 28-5, 28-6, 29-2, 29-3, 38-15 for expansion of a recreational camping park. Submitted a letter of Continuous until May 3, 2016.

**Motion:** by Connie, seconded by Dennis, to grant the letter of Continuous until May 3, 2016.

**Board Discussion:**

Rick: Requested the PB send a letter to the state asking for a Shoreland Protection permit review of the peninsula area for over development. Especially along the un-named tributary which is under Shoreland Protection.

A discussion amongst the board members with general census in agreement the peninsula would be crowded. But, Jim Rines asked to speak. Jim R., recommended the PB move the discussion to the next meeting when a representative for WWSCG could be present to answer the PB concerns. Or the PB would be putting themselves in a very bad situation. Jim R., urged the PB not to take any votes without the applicant being present and having the benefit of hearing the testimony. Jim R., noted it would be very prejudicial without them being present. Jim R., stated related to the shoreland rules; the wetland bureau as no setback to wetlands, the just can't impact them. There are rules for septic but not for structures or anything else. The Shoreland Protection Act says accessory structures have to be 20 ft. from the reference line and primary structures have to be 50 ft.

**Motion:** to move discussion to next meeting. **All in favor, motion passed.**

- **Master Plan:** Rick St. Jean was not prepared to present, requested to move to next meeting May 3, 2016.

**Unsatisfied Conditions:** Updates in Blue

Board	Date	Applicant	List of Conditions
PB	07/21/15	Tammy White	State Inspection Certificate – <u>Passed Inspection pending paperwork</u>
PB	06/16/15	Irving	Fire Chief Approval; Septic Approval; Gas Tank Approval from State – <u>Papers &amp; Plans received 03/17/2016 - Approved</u>
PB	11/03/15	EFI/View Tech	Ltr stating manufacturing/light industry only. – <u>Steve McConarty name removed – PB will send letter</u>
PB	11/17/15	Irving Oil	Revised Plans – Papers & Plans received 03/17/2016 at Town Hall. - <u>Approved</u>
PB	10/20/15	Aubuchon Realty Company	Submit new plan with proper owner's name; copy of deed – Site Plan received 03/30/2016 - <u>Approved</u>

\* Items attached for Board review and decision.

**Motion:** by Connie B., seconded by Roy B., to approve both Irving Oils plans since they were on contingency.

**All in favor, motion passed.**

- EFI/View Tech: Ltr stating manufacturing/light industry only – Frank takes exception to the statement. It has nothing to do with the code enforcement officer this was EFI was supposed to send the PB a letter indicating what his business entails. The letter was never received.

**Motion:** by Connie B., and seconded by Roy B., to send a letter asking EFI what their actually doing.

**All others in favor, motion passed.**

- Aubuchon Realty Company: Site plan reviewed.

**Motion:** by Connie B., and seconded by Roy B., to approve the plan.

**Abstain: Dennis L., All others in favor, motion passed.**

### New Business

- **Case #16-2-BLA – Boundary Line Adjustment:** Tax Map 138, Lot 2, owned by Franklin R. & Cheryl C. Riley Family Trust. Beacham Hill Cemetery (aka Water Village Cemetery), Lower Beacham Hill Rd., 385 Water Village Rd., Ossipee, NH 03864

- **Frank R.,** removed himself from this case as the owner of the family trust.

- **Roy B.,** removed himself from this case as a Beacham Hill Cemetery trustee.

- **Rick St. Jean,** removed himself from this case as a Beacham Hill Cemetery trustee.

- **Motion:** by Connie B., and seconded by Ski K., to approve the application as complete.

- **All others in favor, motion passed.**

Jim Rines, White Mtn. Survey & Engineering presented for Franklin R. & Cheryl C. Riley Family Trust in a boundary line adjustment. To add 560 sq. ft. of land adjacent to the Beacham Hill Cemetery (aka Water Village Cemetery). In 2009, a parcel of land was added. There are several life-long residents who would like to be buried at Beacham Hill Cemetery. They have commissioned White Mtn. Survey & Engineering to apply for the boundary line adjustment. The Riley Family Trust will leave the land to the town and Dan and Sandy Libby will acquire the lots for the family burial site.

- **Motion:** by Connie B., and seconded by Bruce P., to approve the Boundary Line Adjustment.

- **All others in favor, motion passed.**

Frank, Roy and Rick returned to the meeting.

- **Conservation Commission:** Request from PB for support for Build – Out Study.

Ski presented; handed out at last meeting information on build-out study which would help out with the master plan project. The CC is willing to have the study done. The budget committee denied the request of \$3,000 to pay half the cost and at the Town meeting it was voted against the study as well. But the warrant article was to not allot public/tax-payer money to fund the study. The CC has allotted \$3,000 towards the cost and seeking grants/donations from outside sources to cover the remaining \$3,000 cost. The CC is asking for the PB to submit an official letter of support for the build-out study indicating it would assist with the master plan.

Roy B., & Rick stated their objection to allocate money for the study.

Bruce P., clarified – the CC is not looking for the PB the help fund. They are asking for a letter of support to help with their funding, if the PB would benefit from the study finding for use of the master plan.

Frank stated the Selectmen will be clarifying shortly if from the Town meeting the results meant not to allocate the money or if it meant not to do the build-out study. It seems there is misinterpretations of the results. Either way, he is not in favor of the build-out study.

- **Motion:** by Bruce P., and seconded by Ski K., to approve a letter of support to the CC for the build-out study.

- **Discussion:** Dennis L., stated not ready to make a decision do to un-clarity of Town meeting result. Dallas Emery spoke of general public opinion was they were voting down the allocation of money as well as voting down the study. If the PB agrees to write the letter of support...they would be going against what the public voting on.
- **All in favor – Bruce P., and Ski K. All others against - motion denied.**

#### Informal Discussion:

• **Malcolm Bohler – Bohler Engineering, PC:** Proposed Dollar General Retail Development. Returns for Conceptual Consultation Prior to Sit Plan Review, 20 Route 25 East – Map 86, Lot 26 Austin Turner; Bohler Engineering was here to present on behalf of Lisciotti Development. Austin stated he submitted final paperwork tonight with PB secretary and he would like to present to the PB tonight prior to May 3, 2016 final presentation.

General poll around the room and all in favor of hearing septic presentation tonight.

Austin presented general concept is a 9100 sq. ft. building, primarily front parking with some spots on sides. Seeking a waiver for the parking from the standard 41 spots to 30. They have provided a traffic assessment consistent with the NHDOT and Federal standards. Signage is within the zoning ordinance.

**Storm Water Drainage:** property is fairly flat with only 2 ft. of relief drainage. They have elevated the site to allow positive drainage to the primary back with a shallow basin. The front has a small water shed for right of way, per NH DOT. The back basin will exceed filtration by nearly 8 times. Water will flow via side vegetated treatment swales to the back basin.

**Sanitary waste:** In process of filing permit for subsurface sanitary disposal system with NH DES.

**Landscaping:** Providing additional low lying shrubs, roadside, to buffer parking lot from Rt. 25. Also, providing arborvitae salt tolerant shrubs along north side of property (Skehan side).

**Lighting:** Dark sky compliant with no halo effects, shielded and internally cast.

**Ski: inquired about Front Barrier:** Will consist of concrete step up platform with four concrete bollards.

**Bruce asked about Snow Storage:** Snow storage has been located to the perimeter of the property but not to impede the landscaping. When that's full, it will be wherever they fit it.

**Rick:** asked what size is the lot. Austin replied they seeking subdivide of 1.6 acres of a 10 acre lot. Rick questioned if property is subdivided. Austin replied the surveyors are finishing it up but it is not complete.

**Roy:** asked why scheduling Site Plan Review before subdivision is complete. Austin replied they don't anticipate a delay or denial and would seek a waiver if needed.

**Ski:** asked how many employees. Austin replied 2-3 with parking on the side of building for them.

**Rick:** noted the PB would not be able to give final approval until sale & subdivision are complete.

Discussion ensued over required 400 ft. of frontage and how much is left for the remaining acreage.

Maureen asked if PB approval is contingent on the subdivision and permits are approved. PB stated yes.

#### Letters:

• From NHDES: to Mr. William Deyesso, Mountain Grainery, LLC – Permit AoT-1054, advising of setback requirements and use of pesticides.

**PB members made aware. Approved to file.**

• NHDOT: NH State RSA 236:13 – Policy for the Permitting of Driveways and other Accesses to the State Highway System – Not being notified. A brief discussion ensued.

Per Frank, without specific properties identified it's difficult to provide an honest response.

**PB members made aware. Approved to file.**

• NH DOT informing of subject project to improve intersection of Route 28 & 171.

**PB members made aware. Approved to file.**

• NH Division of Historical Resources – Request for Project Review – Map 14 Lot 11(NAPA project)

**PB members made aware and reviewed maps. Approved to file.**

- Sager & Haskell Statement: Balance of \$6,874.25, discussion ensued over history of project.

**PB members made aware. Approved to file under Morse Gravel Pit.**

- Town Safety Committee Mtg Minutes for April 7, 2016

Discussion: Roof over handicap ramp and railings. Per Frank, litigation is still on going.

**PB members made aware. Approved to file.**

- Budget Report for March.

Ski: asked Frank if the PB can also receive an income report as well as budget reports. Laura already addressed with Town Administrator.

**PB members made aware. Approved to file.**

#### **Notice of Intent to Excavate:**

Map 243 Lot 002 at Polly's Crossing Rd.

Map 124 Lot 25 at Rt. 28

Map 231 Lot 023 at 176 Doors Corner Rd.

Map 231 Lot 001 at Archer's Pond Rd.

Map 244 Lot 002 at Polly's Crossing Rd.

Map 124 Lot 23 at Rt. 28, Plant #606

Map 250 Lot 008 at Rt. 16

Map 266 Lot 007 at Rt. 16

Map 130 Lot 10 at Rt. 16

**Motion:** by Ski: seconded by Connie B., to asked Roy B., to be the point man for reviewing the Intents to Excavate, applications. Roy B., agreed. **All in favor, motion passed.**

#### **Any Other Business Which May Come Before This Meeting**

- Laura received instructions from Registry of Deeds referring to RSA 478:1-a Recording of Plats. Section III, VI, XI, basically stating that all text and dimensions shall be legible for reproduction. There shall not be any shading, crossover, hatching or overlapping of text that would interfere with reproduction of document. Registry of Deed shall refuse for recording any map that does not meet the definition of a legible plat.

#### **Any Other Business Which May Come Before This Meeting**

Spring Planning & Zoning Conferenced has been re-scheduled for June 4, 2016. Ski will be attending.

Rick needs to check his schedule first.

#### **Adjournment**

**Motion:** by Roy, seconded by Rick, to adjourn. **All in favor, motion passed.**  
The meeting adjourned at 8:21 p.m.

**Next Meeting May 3, 2016 at 7:00 p.m.**

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

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**Ski Kwiatkowski, Chairman**