

**OSSIPEE PLANNING BOARD
MEETING MINUTES
May 17, 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, Bob Gillette, Dennis Legendre, Roy Barron, Ski Kwiatkowski, Connie Billings, Frank Riley, Steve McConarty and Rick St. Jean (Alternate)

Meeting Minutes: Meeting Minutes of May 3, 2016 were reviewed and corrected.

Motion: by Roy B., seconded by Bob G., to approve the minutes from May 3, 2016 as corrected.
All in favor, motion passed.

Old Business:

- **Case #16-3-SPR – Westward Shores Lakeside Camping Resort,**
(Letter of Continuous received May 16, 2016)
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. Continuous from May 3, 2016 PB Meeting.
The following are letters received for PB information concerning WWSCG:

- **Wild life Corridor Report** by Gove Environmental Services, Inc.
- **NH Div. of Historical Resources** – receipt of request for review for the short report prepared by Dr. Robert Goodby
- **NHDES:** Request for more information pertaining to application of Alteration of Terrain #160309-030
- **Mr. & Mrs. Patrick Fatyol:** Ltr received 05/17/2016 wanting it read during meeting.

Motion: by Roy, seconded by Connie, to accept the letter of Continuous until June 7, 2016.
All in favor, motion passed.

- **Master Plan 2016 Revision** – Work Group Committee (WGC): Bob Gillette, Rick St. Jean, Dennis Legendre

- **WGC: Bob provided update:** The group is looking at three things. 1. Current Master Plan is in fairly good shape. Could use some updating. 2. Check with abutting towns about their plan & process and see if any neighboring town will impact Ossipee, and 3. Lakes Region Planning Commission to speak with a senior planner on procedures, legal procedures, and guidelines for putting together a Master Plan.
- **Case# 15-7-SPR** – Roisin Prescott, LLC, (NAPA expansion) Tax Map: 14 Lot: 11 – SPR granted on August 18, 2015 with Conditions: Conditions received via hand delivery on May 10, 2016.
Ski: read the letter written by White Mountain Survey detailing the completion of the conditions.

Motion: by Connie B., seconded by Roy B., to approve completion of SPR pending review of the file for Roisin Prescott, LLC, (NAPA expansion) Tax Map: 14 Lot: 11.
All in favor, motion passed.

Unsatisfied Conditions: Updates in Blue

Board	Hearing Date	Applicant	List of Conditions
PB	07/21/15	Tammy White	State Inspection Certificate: Deed received 05/02/2016 Motion: by Connie B., seconded by Roy B., to approve condition have been met. All in favor, motion passed.
PB	11/03/15	EFI/View Tech	Ltr stating manufacturing/light industry only. – Request received on 05/02/2016 from Steve McConarty to schedule a meeting with PB. Meeting scheduled for 05/17/2016.
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #1: Official Letter from Fire Chief
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #2: Driveway permit approval from NHDOT
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #3: Final Sale Agreement/Deed
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #4: Sanitary/Septic approvals
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #5: Town Water Connections/Permits
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #6: Subdivision Plan approval by PB

* Items attached for Board review and decision.

New Business

- Roy B addressed the Board: spoke with Peter Whitcomb from USDA Natural Resource Conservation Service; he willing to come up and check our new maps to make sure they meet the criteria. All the State maps will be on the computer and updated yearly. There seems to be quite a difference in the widths between lines. As an ex. The fine lines for Water shed lines, indicating what is and is not water shed. Roy recommends inviting Peter Whitcomb for a Map Presentation. Roy submitted contact information.
- Roy introduced a topic on Rain Gardens and their benefits for possible future developers. Information can be found on the NH DES and Best Answer Practices websites.
- Connie brought up the Zoning map (Back of book) still has the old numbers on it. Map originated as part of the original Zoning Ordinance. According to Roy, there are currently 5 maps and the State is only going to recognize there's.
- Connie asked if Condo Leasing was under the PB jurisdiction. Discussion ensued over whether they were considered apartments or condos. Whether the owner has file papers with the State Condo Association. Sam Martin brought to the PB attention, RSA 356B, NH Condo Act.
- Connie wanted to discuss "Big Moose Lunch Wagon" whether it's a change in use. Steve McConarty stated it has been done a Health Inspection and has passed. Steve will provide a copy of the report.
- Aubuchon Hardware expansion: Ski stated according to plans submitted to the PB, they have a percentage of impervious surface of 46%, when the Town's impervious percentage is 40%.
Ski would like Steve McConarty to visit the site, take measurements and report back to the PB for next meeting.

Frank: asked if the PB approved the plans at 46%.

Connie said yes but it was wrong. Discussion ensued, the files were retrieved, and the PB reviewed the documents.

Bruce P., recalled when the applicant was here, she said the percentage was up to 50%, she only going to be at 46%, so she was good. Bruce continued saying the PB all shook our heads in agreement and now you're saying the impervious percentage is only 40%.

Connie: claims road side commercial is 40% and the owner was going to ask for a waiver and never did.

Ski thinks it looks more than 46%.

Frank ask Steve M if he had asked the owner at the time of hot topping. Steve M., replied yes and was told the PB approved the plan.

Steve will check to see if it conforms to approved plans.

Rick St. Jean reports they filled in the drainage swales (street side) and are not conforming to the plans.

Informal Discussion:

- **Global Awareness Local Action (G.A.L.A.):** Joshua Arnold, Director – Tax Map: 139 Lot 14 – 25 Pork Hill Rd. seeking grant money to purchase building for Non-profit organizations business. Contingent on current zoning ordinances for this lot.

Josh Arnold: presented his works of community gardens, school gardens, food pantry, high school educational programs, and contra dance series. They're interested in the Northern Borders Regional Commissions grant to help purchase the building and necessary repairs to bring it up to code. The 10,000 sq. ft. building is zoned rural on 5 acres with commercial septic. Currently, they provide Rain Gardens, Compost Bins, Clothes Lines and Cold Frames/Green houses for Community Homes and private residents, etc... They out-grown their current location for tools & equipment. Would like to possibly expand with mini chicken coops, bee hives. In communications with Carroll County Coalition of Public Health by using their own infra-structure to help meet the health and wellness needs of the aging in place. By providing safety features for elderly and others. Looking to invite two other organizations to share the space. One being Jack Mountain Bushcraft School which is a year round school. He other enterprise is what's called a "Food Hub," is a place that would aggregate, market and potentially the processing of local produce.

Bob G.: ask Steve McConarty if sees any problems with zoning for this business. Steve replied the building needs updating.

Ski: questioned the size of trucks to be used and time of day for the trucks. Josh replied no bigger than a box truck.

Josh: stated this project would be contingent on the other two organizations joining them in the building. GALA would not be able to do it alone. The 3rd floor which was used for housing; they would like to keep that aspect for potential long-term seasonal interns, Merrow Vista workers or available as housing for weekend project course students. Windows would need to become dormers to egress.

Bruce P.: questioned where garden soil/manure type materials would be stored. Josh replied outback behind the warehouse type building.

Bob G. & Various PB members: suggested applying for a Site Plan Review and start speaking with abutting community to get a feel for their opinions. Would not be changing the floor plan just changing the use from Commercial to Non-profit Commercial and it would give the abutters a chance to voice their opinions.

Josh: questioned prematurity of applying for SPR prior to notification if grant approved. Bank currently owns building.

Bob G.: stated Josh would need to get a Bank Letter of potential buyer, authorizing you to apply for SPR.

Ski: questioned if the other two organizations are applying grants as well or do have money to put down up front. Josh replied one is willing to help share the cost of repairs but the second is not in the position to help in that area.

Matt Trahan, GALA Board Member: what happens if bank won't supply a letter? PB consensus was it would be the Bank's best interest to issue a letter giving Josh authorization to act on their behalf. But if not, GALA would have to wait until it owns the building.

Bob G.: questioned if zoning was just commercial and whether someone would be living there full time. PB had brief discussion and determine it would be grandfathered, so there would be no issue with someone living there.

Ski: ask about plans for the middle room with low ceilings. Josh replied, it's an odd space and he's taking ideas.

Josh was instructed to go to the bank and was also provided with SPR instructions & application.

- **Robert Deyab: Deyab Electrical Contractor:** looking to lease a building for Electrical Contracting & Generator business, Tax Map: 7 Lot: 11 – 2400 Route 16 & 41.

Robert Deyab presented his plans to lease the old Johnson Gas building for initially 18 months. Commercial zoned, cold storage will be held by the owners, approximately 7,000 sq. ft. available. Wants to store his trucks and equipment in the building, a retail sales area in the front of building for generator sales and operate his electrical business.

Roy B.: made Robert aware of the right of way use for parking and a parking spot reserved for Cemetery trustees and to keep it clear.

Frank R.: asked about a gas station that was wanting to operate there. Robert stated they are still gathering information to put in a 3 island gas station, which is why he is only leasing for 18 months but hoping for longer.

Bob G.: noted having another gas station located on top of the Ossipee Aquifer is actually prohibited because they have reached the maximum number.

Robert: noted the building has been fairly maintained. The electrical looks goods, there's heat in the larger portion of the building as well as the office space. Noted he will have a sub-lease system Missy Ames with Distinguish Signature Solutions & Lakes Region Directory will occupy space there as well.

PB: instructed Robert to work with Steve McConarty but no further action with the PB is required at this time.

Other Business

Sam Martin: questioned how long is a business grandfathered once it closed. She thought it used to be 2 years. **Roy B.,** stated they had not found any reference to a length of duration. **Sam M.,** noted the former Johnson Gas building is a Superfund site. **Rick,** noted the site has been cleaned up and tested according to Hank (**LaXXX**). There was a problem but it has been resolved. **Sam,** stated, she was there when they dug out the tanks and filled the holes back in with the dirty soil. **Sam** recommended the PB to look it up on the NHDES website to make sure it's off the list.

Adjournment

Motion: by Roy, seconded by Dennis, to adjourn. **All in favor, motion passed.**
The meeting adjourned at 7:57 p.m.

Next Meeting June 7, 2016 at 7:00 p.m.

Minutes approved by majority vote of the Board on - 7 June 2016
Date

Ski Kwiatkowski, Chairman