

**OSSIPEE PLANNING BOARD
MEETING MINUTES
June 21, 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: Connie Billings, Roy Barron, Bruce Parsons, Dennis Legendre, Ski Kwiatkowski, Frank Riley, and Steve McConarty (ZEO). **Absent:** Bob Gillette, Rick St. Jean (Alternate)

Meeting Minutes: Meeting Minutes of June 7, 2016 were not available. Approval has been moved to the July 5, 2016 meeting.

Informal Discussion:

- Ed and Nora Airey: Building owned by Brooks Place Properties, LLC – located at 18 Moultonville Rd. (formerly Mountain Girl Bakery was also PB&J), Tax Map: 92 Lot: 79 – wanting to open an Italian Take-Out called “Italian In A Hurry.” Ed Airey presented his case indicating the building needs some renovating, was previously a restaurant with ample parking. Steve McConarty has come over to inspect the building. The Fire Chief has inspected the building for fire prevention. We’ve had plumbers, electrician, restaurant equipment serviceman have all been over to inspect and provide input on modifications needed. The last task is to negotiate a lease with Mr. Place for the building. Hours of operation will be on Friday and Saturday to start. We are also seeking approval from the PB if this is the type of business they would like to see in the village. Ski K., opened the meeting for discussion. Connie B., requested copies of the Fire Chief’s letter and State of NH Food License. After a brief discussion, Mr. and Mrs. Airey were given well wishes from the PB on their endeavor.

Unsatisfied Conditions: [Updates in Blue](#)

Board	Hearing Date	Applicant	List of Conditions
PB	11/03/15	LBWD (new name)	Ltr stating he limit manufacturing to light industry only- Pending letter to be sent by PB
PB	05/03/2016	Lisciotti Dev’t/Dollar General	SPR granted pending 6 conditions: #1: Official Letter from Fire Chief - Pending
PB	05/03/2016	Lisciotti Dev’t/Dollar General	SPR granted pending 6 conditions: #2: Driveway permit approval from NHDOT- Pending
PB	05/03/2016	Lisciotti Dev’t/Dollar General	SPR granted pending 6 conditions: #3: Final Sale Agreement/Deed - Pending
PB	05/03/2016	Lisciotti Dev’t/Dollar General	SPR granted pending 6 conditions: #4: Sanitary/Septic approvals - Pending
PB	05/03/2016	Lisciotti Dev’t/Dollar General	SPR granted pending 6 conditions: #5: Town Water Connections/Permits - Pending
PB	05/03/2016	Lisciotti Dev’t/Dollar General	SPR granted pending 6 conditions: #6: Subdivision Plan approval by PB - Pending
PB	05/17/2016	Aubuchon Hardware	Impervious percentage of 46%, Town percentage is 40% - Steve M., total building is 1.87 acres, land has 46.5 % coverage which includes all tar, parking lot and buildings. I’m guessing the pervious lot is about 140 x 148 ft. which is all a part of the 46.5% coverage. Motion by Connie B., seconded by Roy B., to remove this item from the list. With no discussion. All in Favor, motion passed.

* Items attached for Board review and decision.

Old Business:

- **Case #16-3-SPR – Westward Shores Lakeside Camping Resort**, (Scheduled for July 5, 2016 meeting)
- **Case #16-6-SPR (Minor)** – Mark McConkey c/o Ivhan Realty Trust (Old Kokopelli property), Tax Map:16 Lot: 10, 2420 Route 16 – Mark McConkey presented plans for converting back office space into two – bedroom apartment. Septic is adequate for the apartment. Applicant needs direction for completing this process. Applicant needs to apply for a Site Plan Review – Minor for a change in use. Currently the building is in the Nodal district in Commercial Zoning. The change of use would be for Commercial front with Residential back.
- **Master Plan 2016 Revision** – Work Group Committee (WGC): Bob Gillette, Rick St. Jean, and Dennis Legendre. Dennis L., provided updates from what he has found. Suggested a census update of town residents. He felt the current plan does not need a lot of change but it needs to be adhered too. Reviewed the survey questionnaire presented to Freedom tax payors and recommends Ossipee doing the same.
- Roy Barron questioned if there was discussion on depth setbacks for properties. Commercial properties are limited by what they can do because of the setback depths. After Board discussion and review of Zoning Ordinances. In 2015, the Boundaries definition was changed and reads: *3.3 BOUNDARIES A District boundary shown on the Zoning Map as approximately following the centerline of a right-of-way or road, shoreline of a body of water, a property line or other manmade or natural feature, shall be construed as following such centerline, shoreline, property line, or other manmade or natural feature. If the District classification of any land is in question, the Zoning Board of Adjustment shall determine the location of a district boundary upon an appeal from an administrative decision of the Zoning Enforcement Officer. (Amended March 10, 2015)*

New Business:

- **Proposal of Outside Engineer:** Rick St. Jean was to present options and cost. Rick not present at tonight's meeting. Ski K., will try to contact Rick for an update and to have him forward all material to Board Secretary. Discussion tabled until July 5, 2016 meeting.

Letters: (FYI Only)

- **NH DES:** Standard Dredge & Fill Application pkg. for intersection of Valley Rd. & Gile Rd.
- **MWV Regional Collaboration** – Thank you letter for listening to discussion of Housing Coalition.

Any Other Business Which May Come Before This Meeting

- Theresa Swanick – MWV Citizens Energy Committee: presented an in-depth educational presentation and discussion on Town options of renewable energy.

Adjournment

Motion: by Roy Barron, seconded by Dennis Legendre, to adjourn. **All in favor, motion passed.**
The meeting adjourned at 8:20 p.m.

Next Meeting: July 5, 2016 at 7:00 p.m.

Minutes approved by majority vote of the Board on - _____
Date

Ski Kwiatkowski, Chairman