

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

Minutes recorded by Laura Nash, Planning Board Secretary; amendments are noted by ***bold/italic*** type. Live Recording of meeting can be found on <http://www.governmentoversite.com>.

**Call to Order:** Ski called the meeting to order at 7:00 p.m.

**Attendance by roll call:** Ski Kwiatkowski - Chairman, Connie Billings – Vice Chairman, Bob Gillette, Rick St. Jean (Alternate), Roy Barron, Bruce Parsons, Dennis Legendre, Frank Riley, and Steve McConarty (ZEO). **Absent:** N/A

**Meeting Minutes:** Review to approve previous Meeting Minutes for July 5, 2016.

**Motion:** by Roy B., seconded by Connie B., to approve the minutes of July 5, 2016 as corrected.

**All in favor by show of hands, motion passed.**

**New Business**

- **Case #16-4-SUB – N/F Lands of 205 Realty Co. LLC** – Tax Map: 86 Lot: 26; 20 Route 25 East, request subdivision of 1.602 acres known as Lot #1 from 10.043 acres with a remaining 8.441 acres with a 50 ft. Right of way access. To Liscoitti Development for a Dollar General Retail Store with Site Plan Review previously approved by the Planning Board with six pending conditions to be met: Matthew Bombaci of Bohler Engineering presented the case for Liscoitti Development. Modification per NHDOT the driveway is to be angle in to serve as their driveway and access to the abutting property. Plans meets zoning and soil types. Questions and concerns from the PB and Public were addressed pertaining to right of way access to remaining property, property line boundaries with abutters, and remaining conditions to be met.

Conditions:

1. Fire Chief: Official Letter - **Pending**
2. Driveway permit approval from NH DOT – **Approved 07/05/2016 – Received 07/19/2016**
3. Final Sale Agreement/ Deed - **Pending**
4. Sanitary/Septic approval from NHDES - **Permit approved 07/12/2016 – Received 07/19/2016**
5. Town Water Connection permit - **Pending**
6. Subdivision Plan approval by PB – **NHDES approval 07/13/2016 – Received 07/19/2016 with Planning Board approval on 07/19/2016**

**Motion:** by Roy B., seconded by Connie B., to accept the application.

**All in favor by show of hands, motion passed.**

**Motion:** by Roy B., seconded by Connie B., Subdivision **GRANTED** for Tax Map: 86 Lot: 26; 20 Route 25 East, requested subdivision of 1.602 acres known as Lot #1 from 10.043 acres with a remaining 8.441 acres with a 50 ft. Right of way access. **All in favor by show of hands, motion passed.**

- **Case # 16-1-LM** – Northgate Ossipee, LLC – Tax Map & Lot: 23/6, 7 & 8 - 24/15, 18, 19 & 40 - 28/5 & 6 - 29/1 & 2

Dan Flores presented the plans of the 11 lots to be merge totaling 294.62 acres. Planning Board and public discussion was heard responded too.

**Motion:** by Roy B., seconded by Connie B., to accept the application.

**All in favor by show of hands, motion passed.**

**Motion:** by Roy B., seconded by Dennis L., to approve Lot Merger of Tax Map & Lots: 23/6, 7 & 8 - 24/15, 18, 19 & 40 - 28/5 & 6 - 29/1 & 2. **Lot Merger GRANTED.**

**All in favor by show of hands, motion passed.**

- **Proposal of Outside Engineer:** Rick St. Jean presented the peer review report from Jones and Beach Engineering. Report was only received hours before today's meeting and no one has had a fair amount of time to review the findings. Discussion is moved to next meeting. In the meantime, Dan Flores of SFC Engineering will communicate with Jones & Beach Engineering directly on findings. Copies of the report are available with the PB Secretary upon request, call 603-651-1154 for arrangements.

**Unsatisfied Conditions:** [Updates in Blue](#)

Board	Hearing Date	Applicant	List of Conditions
PB	11/03/2015	LBWD (new name)	Ltr stating he limit manufacturing to light industry only- <b>Pending letter to be sent by PB</b>
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #1: Official Letter from Fire Chief - <b>Pending</b>
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #2: Driveway permit approval from NHDOT- <b>Received 07/19/2016</b>
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #3: Final Sale Agreement/Deed - <b>Pending</b>
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #4: Sanitary/Septic approvals - <b>Received 07/19/2016</b>
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #5: Town Water Connections/Permits - <b>Pending</b>
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending 6 conditions: #6: Subdivision Plan approval by PB – <b>NH DES Received 07/19/2016 &amp; PB approved 07/19/2016</b>

\* Items attached for Board review and decision.

**Old Business:**

- **Case #16-3-SPR – Westward Shores Lakeside Camping Resort**, 110 Nichols Road, Tax Map and Lot: (23/6, 7, & 8) - (24/15, 18, 19, & 40) - (28/5, & 6) - (29/1, 2, & 3) - (38/15) for expansion of a recreational camping park.

**Dan Flores provided an update:**

**Pending permits:** NHDES Wetland permit, expected by July 24, 2016

Subdivision: Merge the lots and Water system

Septic system cannot be submitted until subdivision is complete

**Construction Phases:** (page 3 of site plan)

**Phase I** – 2017 Season: Peninsula (15 camp sites) and proposed septic & leach field #3 for the peninsula. Will require its own NHDES septic approval.

**Phase II** – 2018 Season: Pond Road area 2 & 3 (102 camp sites) and proposed septic & leach field #1 and 2 wells towards Pond Road area #3

**Phase III** – 2019 Season: Pond Road area #1 (102 camp sites) and proposed septic & leach field #2.

**Phase IV** – 2020 Season: Pond Road area #1 (42 camp sites)

**Emergency Action Plan:** Submitted 07/19/2016 with list of critical items.

1. Notification by Park Management
2. Utilities Disconnect for transient sites to make sure the sewers are capped & water tight.
3. Securing buildings and trash
4. Evacuation

**Rules and Regulations:** updated section of Additions/ Sheds/Awnings.

1. Peninsula will have NO accessory structures.
2. Pond Road areas: Will require Resort Management approval. Allowed 1 – 10'x10'x7' Shed
3. RV must be accessible in case an emergency necessitates its immediate removal.

PB discussion over no structures on new camp sites and phasing out structures on the existing camp sites developed. Public discussion rang out concerning permanent structures, emphasizing over flood concerns, water quality, pollutants in Ossipee Lake, building within the flood zone, septic concerns with flooding, and contents within sheds possibly polluting the waters, (i.e. Gasoline, kerosene, oil, etc...), response time during a flood, aging and failing septic systems all around Ossipee Lake and screw caps for the sewer pipes at each campsite. ***Bob Gillette suggested using self-closing cast iron caps and Dan Flores is looking into it.*** **Ron Adams**, as Chairman of Conservation Commission requested putting a “conservation easement on the whole area from the Bear River all the way to the edge of the present campground and to the edge of the new Pond Road camp sites.” **Dan Flores** stated as per the Wetland’s Permit as well as working with Fish & Game and comments from Loon Preservation Society. Fish & Game had requested a conservation easement along the Bear Camp River. Northgate Ossipee, LLC is providing 34 acres along the Bear Camp River and 11 acres on the island by the peninsula. The remaining wetland area is wetlands and is not buildable per law.

**Motion:** by Roy B., and seconded by Dennis L., to continue discussion of WWSCG, Jones & Beach report and LRPC report until August 2, 2016.

**All in favor by show of hands, motion passed.**

The following letters were received for **PB information only** concerning WWSCG: (Copies in packet)

- **Mr. & Mrs. Patrick Fatyol:** Ltr received 05/17/2016 wanting it read during meeting.
- **Mr. & Mrs. De Cristofaro:** Ltr received 07/11/2016 concerns of potential damage to Ossipee Lake.
- **Carol Sargent:** Ltr received 07/12/2016 concerns of potential damage to Ossipee Lake.
- **Conservation Commission:** Ltr received 07/19/2016 to the PB requesting Conservation Easement of all wetlands with in WWSCG.
- **David Smith** – Ossipee Lake Alliance addressing CDS article of WWSCG – received 07/13/2016

**Master Plan 2016 Revision** – Work Group Committee: Bob Gillette, Rick St. Jean, And Dennis Legendre: Update: none

**Letters: (PB Information Only)**

- **NHDOT:** Notice of Open Hose meeting July 19, at Ossipee Town Hall regarding 3 upcoming highway and bridge projects.
- **NHDES:** Ltr received July 13, 2016 – amendment RSA 485-A: 17 AoT permit WPS-6573. Amendment of name change from E. Milton Dow to Green Oaks Realty Development, LLC
- **NHDES:** Ltr received July 13, 2016 for 5-year Progress Plan and status update.
- Town of Ossipee Safety Committee meeting minutes
- Minimum Impact Wetland Permit application for Gary & Elizabeth Gianino; 90 Leavitt Rd., Tax Map: 31 Lot: 57

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

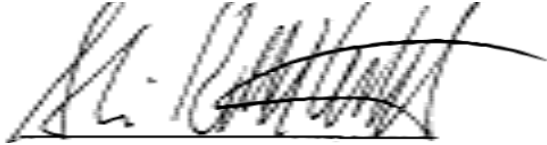
- June Budget & Revenue Report
- New Law on Accessory Dwelling Units
- DRAFT copy of Outdoor Event Ordinance –. Question was raised over required approval by PB for a Site Plan Review prior to the event. Frank Riley, Selectmen commented if it’s a business. The Selectmen are asking the businesses to work within their Site Plans. If a business is going to become a regular event site... that business would need to work within their Site Plan regulations and ordinance for change of use. A Town meeting to be held August 1, 2016 at 5:00 pm Town Hall – Bud Avery Memorial Gymnasium.

### Adjournment

**Motion:** by Roy B., seconded by Bob G., to adjourn. **All in favor, motion passed.**  
The meeting adjourned at 8:25 p.m.

**Next Meeting:** August 2, 2016 at 7:00 p.m.

Minutes approved by majority vote of the Board on - August 2, 2016

A handwritten signature in black ink, appearing to read 'Ski Kwiatkowski', written over a horizontal line.

Ski Kwiatkowski, Chairman