

**OSSIPEE PLANNING BOARD  
MEETING MINUTES  
July 5, 2016**

Minutes recorded by Laura Nash, Planning Board Secretary; amendments are noted by ***bold/italic*** type. 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 06/07/2016 & 06/21/2016.

Bob G., noted on a correction to the June 7, 2016 minutes on page 5; Effingham and Freedom have requested to be given status as abutters before any final decision is made in this case and be given the opportunity to present their point of view to the this PB, the Town of Effingham and Freedom and I think simple neighborly curiosity requires us to do this if not law, actually the law does actually. Should read - I think simple neighborly ***curtesy*** requires us to do this if not law, actually the law does actually.

**Motion:** by Connie B., seconded by Roy B., to approve the minutes of June 7, 2016 as corrected.

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

**Motion:** by Connie B., seconded by Bruce P., to approve the minutes of June 21, 2016.

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

**New Business**

- **Proposal of Outside Engineer:** Rick St. Jean present two options and costs for peer review of the WWSCG plans.

**Option #1:** Jones & Beach Engineering – includes a site walk, review of plans and supporting documents submitted in accordance with Zoning Ordinance and Site Plan Review Regulations. Typically takes two reviews with comment letters are provided, the second being required to ensure that all items from first review are addressed. Cost of first review is \$2900.00 and \$1600.00 for second review, totaling \$4500.00.

**Option #2:** R.F. Fisher Associates - includes a site visit, comprehensive review of the data provided on the plans in accordance with Zoning Ordinance and NHDES requirements. Provide a prepared report providing any deficiencies if any. Cost of review is \$6500.00

**Ski K.,** called for comments from the Board:

**Rick St. Jean:** recommends Jones & Beach Engineering for being able to meet a short notice review with response.

**Roy B.,** asked how long are we going to delay this project? **Ski K.,** stated the Board did ***vote*** to approve this review and it would not be too long of a delay since Jones & Beach said they could have a response by the next meeting. **Roy B.,** feels that the Board keeps finding ways to hold up the people for this project. With clear answer Ski K., moved for a motion.

**Motion:** by Bob G., seconded by Frank R., to accept the Jones & Beach proposal. It has more details, promises results by the next PB meeting and the price is lower.

**All others in favor by show of hands, Opposed: Roy Baron, motion passed.**

**Informal Discussion:**

- **Lynette Lavertue:** Building owned by SOMO Lake, LLC - located at 790 Route 16, Tax Map: 250 Lot: 30 - Wanting to open a Gymnastics/Sports Center business in Ossipee.

**Bob G.,** how many square feet of the building would you be using, would there be any alteration to the outside area or just internal changes of the building.

**Lynette replied;** would be using 5,000 sq. ft. of the 10,000 sq. ft. building. We would add two more bathrooms for a total of four bathrooms. Spoke with fire department and need to provide safe surfaces for entering and exiting the building and put a fire alarm system in. The outside of the building is not being touched but would like to put a BMX bike course in around the building. We are starting small and would like to get bigger by eventually putting in batting cage, wiffle ball tournaments, and other things for kids to do.

Discussion from PB: Need to determine if property is approved for retail use or if it would be a change of use. **Ski K.,** polled the Board for approval. All in favor pending zoning, retail, fire and health approvals.

**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- <a href="#">Pending letter to be sent by PB</a>   |
| PB    | 05/03/2016   | Lisciotti Dev't/Dollar General | SPR granted pending 6 conditions:<br>#1: Official Letter from Fire Chief - <a href="#">Pending</a>   |
| PB    | 05/03/2016   | Lisciotti Dev't/Dollar General | SPR granted pending 6 conditions:<br>#2: Driveway permit approval from NHDOT- <a href="#">Pending</a>  |
| PB    | 05/03/2016   | Lisciotti Dev't/Dollar General | SPR granted pending 6 conditions:<br>#3: Final Sale Agreement/Deed - <a href="#">Pending</a>   |
| PB    | 05/03/2016   | Lisciotti Dev't/Dollar General | SPR granted pending 6 conditions:<br>#4: Sanitary/Septic approvals - <a href="#">Pending</a>   |
| PB    | 05/03/2016   | Lisciotti Dev't/Dollar General | SPR granted pending 6 conditions:<br>#5: Town Water Connections/Permits - <a href="#">Pending</a>  |
| PB    | 05/03/2016   | Lisciotti Dev't/Dollar General | SPR granted pending 6 conditions: #6: Subdivision Plan approval by PB – <a href="#">Subdivision application received – hearing scheduled for 07/19/2016.</a> |

\* Items attached for Board review and decision.

**Old Business:**

• **Case #16-3-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.

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.
- **NH DES –** Tracie Sands - Rivers & Lakes Program Manager; submit letter of water quality report of Ossipee Lake.
- **Town of Effingham:** Ltr received 06/27/2016 - Response to “potential regional impact” abutters notification
- **Town of Porter PB –** Ltr received 06/27/2016 – Statement of Concerns for potential ***downstream*** affects
- **LRPC (Mike Izard) –** Draft Ltr received 06/29/2016 – Response to abutters notification
- **SFC Engineering Partnership, Inc. -** Ltr to PB received 07/01/2016 in response to LRPC
- **SFC Engineering Partnership, Inc. -** Ltr to PB received 07/01/2016 in response to letter from Effingham PB dated June 23, 2016
- **SFC Engineering Partnership, Inc. -** Ltr to PB received 07/01/2016 in response to letter from Porter, Maine’s PB dated June 21, 2016
- **SFC Engineering Partnership, Inc. -** Ltr to PB received 07/01/2016 of WWSCG Seasonal Rules & Regulations quoted in the response letters.
- **Elwin & Gwen Richardson –** Ltr received via email on July 3, 2016, response from a Freedom resident with Lake Shore property.

**Dan Flores:** presented changes and updated plans from previous concerns brought up by the PB & GMCG as follows:

1. On the Peninsula: Moved all campsites back to 50 ft. from water's edge. Original plan was 20 ft. from water's edge with NHDES approval.
2. Reduced Peninsula campsites from 18 to 15 campsites
3. Responded to review comments from Wetlands
4. Still pending Wetlands permit
5. Per agreement with NH Fish & Game: a proposed conservation easement of 34 acres along Bear Camp River. North bank of Bear Camp River up to the flood way and 11 acres of the island area which forms the outlet to the Bear Camp River. Totaling 45 acres in conservation easement to be held by New England Forestry.
6. Traffic Impact Assessment was conducted over Memorial Weekend

**Point of Order:** an Unnamed Gentleman asked is the presenter and the PB members could use their outdoor voices because if it is very difficult to hear them.

**Ski K.,** opened the meeting to questions and comments from the Board.

**Roy B.,** addressed lot mergers including the peninsula. After Board comments it was determined WWSCG would need to submit for lot mergers prior to the Site Plan Review being determined. Roy voiced his concerns about safety issues he has with traffic on the peninsula and the ability of rescue apparatus to get through to the peninsula.

**Ski K.,** open the meeting to public discussion.

**Public Discussion** by Ossipee citizens, visiting towns' people and conservation groups voiced their questions, concerns and comments regarding economic value of Ossipee Lake, milfoil, which is monitored by Ossipee Conservation Commission and the State of NH. Heavy discussion and inquiries about the septic systems, flood plains, water pollution, and number of additional campsites proposing were all addressed.

**Dan Flores** stated the proposal is for 246 new campsites and 15 sites on the peninsula. Each camp site has a pipe in the ground that goes to a common tank and is pumped to the black and gray water leach fields. Per local regulations the system is made water tight and the connections can be capped with a twist on cap at the end of the season to prevent water from getting into the pipes.

Some citizens voiced their approval of the project but questioned why it seems like the PB is stalling and putting obstacles in the way of this project moving forward. **Ski K., Bob G., and Roy B.,** stated they are focused on making sure the project meets all state, federal, local regulations and zoning ordinances and most importantly safety for the campers.

Concerns were made over seasonal camping in the winter on the peninsula and having the septic pipes freezing. **Dan Flores** stated the peninsula is not open for winter camping. The septic pipes will all be buried under ground to the tank and then pumped up-under the roadway to the leach field 1,000 ft. away. Seasons consist of: Summer – 1<sup>st</sup> full weekend of May to the 1<sup>st</sup> weekend after Columbus Day. Winter season – the day before Thanksgiving to March 15<sup>th</sup> (limited occupancy subject to approval by West Ossipee Fire Chief). A suggestion of an Emergency Response Plan be put into place before final approval and defining whether the campground will be seasonal vs. transient. **Dan Flores** reiterated of having to meet FEMA Guidelines by either raising the RV's above flood levels or removing it from the flood plain. Also reiterated defining "seasonal vs. transient campsites" has not been determined, it will be market driven.

Discussion over phosphorus loads, trophic ratings and storm water run-off ensued over the cause of the increase levels in Ossipee Lake. A suggestion was made if anyone has checked with the other long-term residents around Ossipee Lake about their septic leaching into the water causing the increase in phosphorus loads and whether their septic systems are up to current codes. Another suggestion was if WWSCG would consider not building on the Peninsula at all thus alleviating the ideas of resolving the flood, septic, traffic and, safety questions on the island. **Ski K.,** noted the peninsula issue has been addressed several times before and tonight's updated plans conform to anything the Board has *asked* for at the Town level. **George Ferdette** addressed the idea and indicated that Northgate, LLC considers the peninsula to be premier sites and are taking great care to address the concerns but as far as not having campers out there the answer is, no. A question over camp residents building roofs, decks, etc... attached to their campers and how is that

going to be moved during flooding. A discussion ensued over what's allowed per campsite rules and regulations and whether a building permit would be required by the Zoning Enforcement Officer vs if it does not exceed \$2,500.00 you don't need a permit. The PB is requesting clarification of what is allowed and not allowed on the peninsula.

**Mike Izard** – LRPC is asking what his time line is for finalizing and submitting his comments to the PB but he would need a set of full size plans in order to complete his assessment. Dan Flores will send Mike Izard a link to the plans. Mike also addressed the flood way delineation ends at 414 ft. on the plans and how flooding would react to the ox bow on the peninsula and the access road. Ski K., noted it could be addressed on the Emergency Response Plan.

**George Ferdette** requested to receive Jones & Beach Engineering's report as soon as possible so they could have a response when they come back.

**Ski K.**, closed public discussion.

**Ski K.**, noted letters from residents, NHDES and conservation groups voicing their concerns.

**Motion:** by Bob G., seconded by Bruce P., to move discussion of WWSCG application to July 19, 2016 PB meeting. **All in favor by show of hands, motion passed.**

- **Master Plan 2016 Revision** – Work Group Committee: Bob Gillette, Rick St. Jean, and Dennis Legendre: No Update at this time.

**Letters:** Ski K., notified Board of Letter

- **NH DOT** – Drive way Permit issued to Richard Graham III – 185 Rte. 16B – Tax Map: 42 Lot: 66

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

- June Budget & Revenue Report
- Planning & Zoning Board Handbook – need to order for Ski K., Ralph Wurster, Frank Riley, Rick St. Jean, Bob Gillette, Connie Billing, Roy Barron, Dennis Legendre, Steve McConarty and Laura Nash.

#### **Adjournment**

**Motion:** by Connie B., seconded by Bob G., to adjourn. **All in favor, motion passed.**

The meeting adjourned at 8:53 p.m.

**Next Meeting: July 19, 2016 at 7:00 p.m.**

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

Date

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**Ski Kwiatkowski, Chairman**