

**OSSIPEE PLANNING BOARD  
MEETING MINUTES  
August 16, 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, Bruce Parsons, Dennis Legendre, Frank Riley, Rick St. Jean (Alternate), and Steve McConarty (ZEO).

**Late Arrival:** Roy Barron **Absent:** Bob Gillette

**Meeting Minutes:** Review to approve Meeting Minutes of 08/02/2016

**Motion:** by Connie B., seconded by Rick St. Jean., to adopt the minutes of August 2, 2016.

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

**Informal Discussion:** None

**New Business**

- Plan NH – Accessory Dwelling Units (ADU's) – Article from NH Town & City: Frank R., stated he has a copy of Tuftonboro's ADU Regulation as a source for reviewing Ossipee's ADU Regulation. Copies were supplied to the Chairman and Secretary for file.

**Unsatisfied Conditions (continued from previous PB Mtgs):**

Board	Date	Applicant	List of Conditions
PB	11/03/15	LBWD	Ltr stating manufacturing/light industry only. – To be sent by PB
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending remaining conditions: <b>Pending</b> #1: Official Letter from Fire Chief
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending remaining conditions: <b>Pending</b> #3: Final Sale Agreement/Deed
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending remaining conditions: #5: Town Water Connections/Permits - Received 08/11/2016 letter from Wayne Eldridge, Water & Sewer Commission
PB	08/02/2016	Ivhan Realty Trust	SPR granted pending 6 conditions: <b>Pending</b> #1: A two (2) hour fire wall (fire separation) between the Mercantile Occupancy, (the retail space) and the apartment space. This fire wall is to completely isolate the two occupancies. NFPA Chapter 101, Section 6.1.1.4.4.1.
PB	08/02/2016	Ivhan Realty Trust	SPR granted pending 6 conditions: <b>Pending</b> #2: A second means of egress from the apartment occupancy. NFPA Chapter 101, Section 24.2.2.1.2.
PB	08/02/2016	Ivhan Realty Trust	SPR granted pending 6 conditions: <b>Pending</b> #3: Installation of a "NFPA 13 D" Fire Sprinkler System. This is a standard for a 1 or 2 family attached dwelling. NFPA Chapter 101, Section 24.3.5.2.
PB	08/02/2016	Ivhan Realty Trust	SPR granted pending 6 conditions: <b>Pending</b> #4: The Fire Department shall be supplied with the contact information of the company that monitors the Fire Alarm System.
PB	08/02/2016	Ivhan Realty Trust	SPR granted pending 6 conditions: <b>Pending</b> #5: The LP Gas cylinder storage rack outside the building shall be located at least 10 ft. away from any doorway. NFPA Chapter 1, Section 69.5.4.1.1, (2).
PB	08/02/2016	Ivhan Realty Trust	SPR granted pending 6 conditions: <b>Pending</b> #6: A minimum of two (2) Portable Fire Extinguishers, minimum 10 BC, shall be installed in the mercantile space.

\* Items attached for Board review and decision.

- **Case #16-6-SPR (Minor):** Agent: Mark McConkey c/o Hitendra Patel of Ivhan Realty Trust, Owner; 2420 Route 16, W. Ossipee. Tax Map: 26 Lot: 10.

**Steve McConarty** submitted a letter dated August 15, 2016 from Fire Chief Huddleston stating all required conditions have been complied with. The letter was reviewed, noted and submitted for record. Final Approval **GRANTED** of Site Plan Review-Minor as all conditions have been met.

**Old Business: (Request for Continuous received 09/06/2016)**

- **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.

**Ski K.**, suggested sending an email to Dan Flores of SFC Engineering requesting to Continue the discussion until September 20<sup>th</sup> meeting to giving them extra time for responding to issues brought up by Jones & Beach peer review. **Roy B.**, suggested letting decide how far out they would like to continue.

**Motion:** by Connie B., seconded by Rick St. Jean., to send email to SFC Engineering requesting to continue until September 20<sup>th</sup> or later if needed. **All in Favor by show of hands, motion passed.**

- Letters received for **PB information only** concerning WWSCG: (Copies in packet)
  - WWSCR 1<sup>st</sup> response to Jones & Beach peer review
  - Jones & Beach response to WWSCR 1<sup>st</sup> response – Rick St. Jean provided copies to each PB member at the meeting.

**Master Plan 2016 Revision** – Work Group Committee: Bob Gillette, Rick St. Jean, and Dennis Legendre:

Dennis L. spoke with the Tax Collector and suggested sending out a questionnaire with the tax bill to Ossipee residents for their input but was denied. Tax Collector suggested sending it out separately. Dennis L., to review other town's process to find a solution for Ossipee.

**Letters: (PB Information Only)** - None

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

- NHTOA – NH Timber Harvesting Law seminar on regulation updates on August 23, 2016
- SFI Implementation Committee – Forestry & Sawmill Field Day on Sept. 23.
- Job Opportunities: Ossipee Highway Truck CDL Driver  
Recreation Director for Ossipee Recreation Dept.
- Selectmen's Minutes for Outdoor Event Ordinance
- Retirement Party for Peter Waugh on August 22<sup>nd</sup> from noon to 1:00 pm.

**Adjournment**

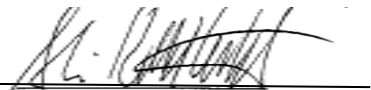
**Motion:** by Roy B., seconded by Ski K., to adjourn the meeting.

**All in favor by show of hands, motion passed.** The meeting adjourned at 7:17 p.m.

**Next Meeting: September 6, 2016 at 7:00 p.m.**

**Minutes approved by majority vote of the Board on – September 6, 2016**

**Date**



**Ski Kwiatkowski, Chairman**