

**OSSIPEE PLANNING BOARD  
MEETING MINUTES  
October 4, 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, Roy Barron, Dennis Legendre, Frank Riley, Bruce Parsons, and Rick St. Jean (Alternate), and Steve McConarty (ZEO).

**Absent:** Bob Gillette

Ski Kwiatkowski raised Rick St. Jean to voting status in place of Bob Gillette.

**Meeting Minutes:** Review to approve Meeting Minutes of September 20, 2016.

**Motion:** by Roy B., seconded by Dennis L., to approve the minutes of September 20, 2016.

**Discussion:** **Connie B.**, noted a couple of clarifications to the previous minutes he wanting explained and noted. **All noted in favor by show of hands, motion passed.**

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

Board	Date	Applicant	List of Conditions
PB	11/03/15	LBWD	Ltr stating manufacturing/light industry only. – <b>To be sent by PB</b>
PB	05/03/2016	Lisciotti Dev't/Dollar General	SPR granted pending remaining conditions; <b>Pending #3: Final Sale Agreement/Deed</b>
PB	10/04/2016	Lisciotti Dev't/Dollar General	SPR granted pending remaining conditions: <b>Pending #4: Receive 5 copies of New Plan Plat per application checklist</b>
PB	10/04/2016	Lisciotti Dev't/Dollar General	SPR granted pending remaining conditions: <b>Pending #3 - #5: Submit New Plan Plat to Registry of Deeds</b>
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: <b>Pending #1: Water Supply Approval</b>
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: <b>Pending #2: Subdivision Approval</b>
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: <b>Pending #3: NHDES Septic Approval</b>

\* Items attached for Board review and decision.

**Lisciotti Dev't/Dollar General:** Gerry Holdright representing Control Point Associates, presented a corrected Mylar plan plat. There is no intent to change on the plans. Correction made was adding the missing course on the minimum impact easement in detail (A). Connie B., noted there are two right-of-way accesses. After a brief discussion it was determined only one access was State approved for use.

**PB** accepted the new plat but will not sign for registering the plat until the Board receives the Final Sales Agreement & Deed. No further action required at this time.

**Letters:**

- **Freedom Board of Selectmen:** Ltr received Sept. 30<sup>th</sup> for PB reconsideration- Want to meet with PB to address their concerns of water quality and other concerns pertaining to WWSCR.
- **Freedom Conservation Commission:** Ltr received Oct. 4<sup>th</sup> for PB consideration– Engineering review from Keach – Nordstorm, Inc. of the Jones & Beach report.

**Ski K.**, acknowledged receipt of both letters from Freedom but the PB would not be able to discuss without representation for WWSCR present. ***Based on issues addressed in the letters, a decision was made by***



*the PB not to reconsider, since no new arguments were presented to the Board that have not already been addressed prior to the PB's approval of the Site Plan Review. (RSA 676:3. II)*

**Motion:** by Roy B., and seconded by Dennis L., not to reconsider the Planning Boards conditional approval of WWSCR per the request of Freedom's Selectmen and Conservation Commission. **Motion moved for vote:** Roy B., Dennis L., Frank R., and Rick St. Jean voted in favor of the motion. Ski K., Connie B., and Bruce P., voted in opposition. **Motion passed by 4 to 3 vote.**

**Motion:** by Connie B., and seconded by Rick St. Jean to submit these two letters to the town Attorney Sager and have an answer by the next meeting on October 18, 2016.

**Discussion:** 1. possible legal action either by WWSCR or the Town of Freedom. 2. Per Freedom's letter; if campers are put up on blocks it is considered a permanent structure. Frank stated they are not because they lack the HUD approval sticker. 3. Recognition of several inaccuracies noted in the letters. No further discussion. **All in favor of sending letters to Attorney Sager and request for advice, motion passed.**

### **Old Business:**

- **Mitch Yeaton: White Horse Addiction Center,** Ski K., noted per ZBA meeting minutes of October 14, 2003, 35 Route 16 B, Tax Map: 96 Lot: 28 was granted a Special Exception. With no changes to the foot print and passes all state inspection, White Horse Addiction Center is all set to proceed. No Site Plan Review required.

- **Zoning Ordinance changes:** Connie B: mentioned changes to be made to Ossipee Zoning Ordinances to coincide with State Statues are: **1)** Article: 9.5 Expiration of Approval - 1 year is now 2 years before an approval would be null and void. **2)** Article: 9.6 Discontinuance; Effect – 1 year is now 2 years before the land would revert back to the original Zoning District. **3)** Connie states, wants to review Article 15.1.3 – Recreation Camping Park Performance Standards – Minimum Requirements. Discussion over Shoreline Protection Act setbacks require 50 ft. setbacks from the water and OZO requires only 20 ft. Connie suggested changing the setback requirements to coincide with Shoreline Protection Act requirements. Decision was made to have the third sentence read in: Article 15.1.3 – Recreation Camping Park Performance Standards – Minimum Requirements: “per Shoreline Protection Act RSA: 483: 9 – B.” To finalize at the next meeting in order to have two public hearing before submitting as a warrant article for the Town elections.

- **Plan NH – Accessory Dwelling Units (ADU's):** Ski K., asked each PB member is to review the reading material already submitted and write down changes to be made for next meeting. (Reference RSA: 674:71, 72 and 73) **Ski K.,** also ask to finalize this at the next meeting in order to have two public hearing before submitting as a warrant article for the Town elections. Connie stated an addition of a Section (C) to Zoning Ordinance 4.4 – Structures and Uses per lot will be required.

- **Master Plan 2016 Revision** – Work Group Committee: Bob Gillette, Rick St. Jean, and Dennis Legendre: PB decided to update by section per year. Rick St. Jean to contact LRPC for latest census reports.

- **Outdoor Event Ordinance:** per Frank Riley, signed and in place.

- **Morse Pit:** Frank stated status quo

### **New Business:**

- **Jones & Beach Engineers, Inc.** invoice = \$6,679.75 due for services rendered. Rick St. Jean spoke with Jonathan Ring about the increase. Original quote was for \$4500.00 which included two response letters. The increase is from a third response letter received. Rick thinks they might drop the fee for the third response because the decision was not approved by the PB.



**Motion:** by Connie B., and seconded by Rick St. Jean to hold payment until November 1, 2016 PB meeting. Discussion over who authorized the additional amount, if J&B does not reduce amount back to \$4500.00 the PB is requesting their presence at the November 1<sup>st</sup> meeting. If J& B accepts the \$4500.00 quote, the PB will pay the quoted amount and J&B will not need to come before the PB. Connie & Rick withdrew their first motion.

**Motion:** by Connie B., and seconded by Rick St. Jean if J& B will rebill the \$4500.00 approved quote, the PB will pay the \$4500.00 amount. But if J&B does not reduce the amount, the PB is requesting their presence at the November 1<sup>st</sup> meeting to explain the increase. **All voted in favor by show of hands, motion passed.**

- 2017 Budget Report: Suggestions of increasing the following were tossed around: Connie also would like input from Ellen White if there will be utility rate increases this year. Budget to be finalized at next meeting.

	2016	2017
PLAN BD - TELEPHONE	\$550.00	??
PLAN BD - ADVERTISING	\$1,500.00	\$2,000.00
PLAN BD - OFFICE SUPPLIES	\$500.00	\$500.00
PLAN BD - POSTAGE	\$1,000.00	\$1,000.00
PLAN BD - MILEAGE	\$200.00	\$200.00
PLAN BD – EDUCATION/TRAINING	\$300.00	\$1,000.00
PLAN BD - PROFESSIONAL FEES	\$1,500.00	\$5,000.00
PLAN BD - LAKES REGION PLAN	\$4,500.00	\$4,500.00
PLAN BD - COMPUTER & SOFTWARE	\$250.00	\$500.00

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

- Budget meeting scheduled for October 24, 2016 w/Selectmen @ 4:30 pm and Budget Committee @ 6:30 pm
- Town Safety Committee: Meeting on Oct. 6<sup>th</sup> at 1:00 pm.
- LRPC – Land Use Books: Order submitted for 17 books to split between PB, ZBA and Steve McConarty
- Frank Riley posed a question and inquiry of understanding the Selectmen's Sign Ordinance. Frank asked for the PB's feeling of moving the responsibilities of the Sign Ordinance from the Selectmen's Office to the PB.

#### **Adjournment**

**Motion:** by Roy B., seconded by Rick St. Jean., to adjourn the meeting.

**All in favor by show of hands, motion passed.** The meeting adjourned at 8:10 p.m.

**Next Meeting: October 18, 2016 at 7:00 p.m.**

**Minutes approved by majority vote of the Board on – \_\_\_\_\_**  
**Date**

**Ski Kwiatkowski, Chairman**