

**OSSIPEE PLANNING BOARD
MEETING MINUTES
August 15, 2017**

Minutes recorded by and transcribed by Laura Nash, Planning Board Secretary, amendments are noted by ***bold/italic*** type.

Call to Order: Chairman, Connie Billings called the meeting to order at 7:00 PM.

Pledge of Allegiance:

Attendance by Roll Call: – Connie Billings-Chairman, Roy Barron-Vice Chair, Sandra “Sam” Martin-Selectmen’s Rep., Dennis Legendre, Peter Zavas, Tim Otterbach, Rick St. Jean (Alternate) and Steve McConarty (ZEO). **Absent:** Bob Gillette

Chairman Billings raise alternate Rick St. Jean to voting status in the absence of Bob Gillette.

Meeting Minutes: the Meeting Minutes from 8/01/2017 were reviewed.

A **Motion** by Barron to approve the minutes of the 8/01/2017 Planning Board meeting. Martin seconded. No discussion. A unanimous vote was taken by show of hands.

Financial:

- Budget & Revenue Reports: July 2017 statement was reviewed by the Board.
- Sager & Smith, PLLC – July Statement received for Planning Board v. Morse (gravel pit) - \$6,874.25.

Unsatisfied Conditions: Status Quo

Board	Date	Applicant	List of Conditions
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: Pending Court decision. #1: Water Supply Approval
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: Pending Court decision. #2: Subdivision Approval
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: Pending Court decision. #3: NHDES Septic Approval
PB	06/06/2017	Valley Point, LLC	SPR granted pending 13 conditions: Pending
PB	06/20/2017	Ossipee Self-Storage	SPR granted pending remaining conditions: Pending #1: NHDES approval of Waiver
PB	06/20/2017	Ossipee Self-Storage	SPR granted pending remaining conditions: #2: AoT Approval – Received via email 8/15/2017 by Mark Lucy of White Mtn Survey & Eng.
PB	06/20/2017	Ossipee Self-Storage	SPR granted pending remaining conditions: Pending #3: Ossipee Corner Fire Chief letter

Billings acknowledged receipt of the AoT permit from Ossipee Self-Storage.

New Business:

Case # 17 – 1 – LM: David & Kimberly Briones, 4 & 6 Trails End. Tax Map: 73 Lots: 65 & 66. Requesting a Lot Merger. The Board reviewed the application submitted. It was noted to have information missing. The Board had two options to either deny the request due to missing required information or to continue the case until a later date until such time all material is submitted.

A **Motion** by Zavas to obtain the deed, tax status and continue the case to the next meeting. Otterbach seconded. Billings asked Zavas, if those are the only two conditions and suggested a need for a Mylar plan for recording with the Registry of Deeds. Zavas agreed and withdrew his previous motion. Otterbach withdrew his previous motion.

A new **Motion** by Zavas to obtain a copy of the deed, tax status, Mylar of property plan for merger and to continue the case until the next meeting. Otterbach seconded. No discussion. A unanimous vote was taken by show of hands.

Case # 17 – 2 – BLA: Matt & Cheryl Sawyer, 25 Water Village Rd. Tax Map: 258 Lot: 11 is requesting a Boundary Line Adjustment with Daniel & Denise Karl, 31 Water Village Rd. Tax Map: 258 Lot: 12.

Matt & Cheryl Sawyer were present to present their case. The Sawyer's are looking to adjust the boundary lines on the west side of the property by 75 ft. (wide) x 300.09 ft. (long) with adjacent boundary belonging to Daniel & Denise Karl.

A **Motion** by Billings to accept the application as complete. Barron seconded. No discussion. A unanimous vote was taken by a show of hands.

No further discussion.

A **Motion** by Billings to approve the Boundary Line Adjustment as presented and meets all requirements. Barron seconded. No discussion. A unanimous vote was taken by a show of hands.

Matt Sawyer expressed his gratitude to the secretary for all her assistants.

Billings noted there is a 30 day appeal process in which “*The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within 30 days and time starts tomorrow morning.*”

Case # 17-7-SPRA: Melvin Village Marina, Inc., owner Matt Young, 801 Route 16. Tax Map: 250 Lot: 007 is seeking a SPR-Amendment to remove a 20 X 40 ft. garage and replace with a 50 X 50 ft. garage in same location. Requesting a Waiver for the required 5 sets of 24 X 36 in. plans and 10 11 X 17 inch drawn to scale of 1" = 20ft.

Billings read a letter from the applicant Matt Young authorizing Tom Young to represent him for this hearing since he was unable to make the meeting due to work.

Tom Young explained the proposal to the Board.

A **Motion** by Billings to accept the application as complete. Barron seconded. No discussion. A unanimous vote was taken by a show of hands.

Initially, Billings was requesting detailed plans with a signature block. But the applicant was requesting a waiver from having to submit detailed plans and since this is an amendment to an existing SPR, plans that are more detailed were not needed. Billings noted according to the prior SPR, which was granted in January 2016. Mr. Young was granted enlarging an existing building from a 20 x 40 ft. to a 40 x 40 ft. garage. Mr. Young is requesting to remove the 20 x 40 ft. building and build a 50 x 50 ft. garage in the same location.

A **Motion** by Billings to grant the Waiver requesting required 5 sets of 24 X 36 in. plans and (10) 11 X 17 inch drawn to scale of 1" = 20ft. Barron seconded. No discussion. A unanimous vote was taken by a show of hands.

No further discussion.

A **Motion** by Billings to approve the Site Plan Review Amendment to remove a 20 x 40 ft. building and replace with a 50 x 50 ft. garage. Legendre seconded.

Discussion: Otterbach asked if there would be any bathrooms in the new building. Tom Young answered, no. Otterbach asked if there would be any floor drains. Mr. Young answered, no. Otterbach asked if there would be any running water. Mr. Young replied yes, and there will be propane heat. No further discussion. Billings called for a vote. A unanimous vote was taken by a show of hands.

Billings noted there is a 30 day appeal process in which “*The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within 30 days and time starts tomorrow morning.*”

Case # 17-8-SPR: McDonald’s Restaurant – agent Bohler Engineering. Owner: Tramway Marketplace c/o David Sands, 2340 Route 16. Tax Map: 9 Lot: 11 is seeking a SPR for proposed redevelopment of site location to include upgrades to drive-thru features, renovations to building, construction of new trash enclosure and compliance with ADA regulations.

- Requesting Waiver from section 6.04.4.H – Information required in the Final Plan - (#14)
- Requesting Waiver from Section 8.02.4 – Outdoor Lighting - (C)

A **Motion** by Barron to accept the application as complete. Martin seconded. No discussion. A unanimous vote was taken by a show of hands.

- A **Motion** by Billings to grant the Waiver from section 6.04.4.H – Information required in the Final Plan - (#14) for landscaping. Zavas seconded. No discussion. A unanimous vote was taken by a show of hands.

A **Motion** by Billings to grant the Waiver from Section 8.02.4 – Outdoor Lighting - (C) because current lighting is not changing. Martin seconded. No discussion. A unanimous vote was taken by a show of hands.

Jim Cranston from Bohler Engineering was present to present their proposal to redevelopment of the site location to include upgrades to drive-thru features with new digital menu board. Renovations to building to include the dining area, storage/office space, roof and clapboard siding. Construction of new trash enclosure, cooler and shed area, signage and compliance with ADA regulations.

Questions were raised about the whether there are paving blocks or concrete paving in the patio area.

Martin raised concerns about a light blinding drivers coming off Route 25. Cranston noted the site lighting will change but the pole lights are not changing. Bob Benson, current manager of the site, is going to review which light is affecting the view of drivers.

Barron informed the Chairman under full disclosure, that his daughter just started working for McDonald’s and question whether the Board would want him to recuse himself. The Board felt there was no conflict of interest.

No further discussion.

A **Motion** by Barron to approve the Case # 17-8-Site Plan Review. Martin seconded. No discussion. A unanimous vote was taken by a show of hands.

Billings noted there is a 30 day appeal process in which “*The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within 30 days and time starts tomorrow morning.*”

Case # 17 – 6 – SPR: Hobbs Tavern Events, owner Ash Fischbein c/o KJN One, LLC. 3 Covered Bridge Road. Tax Map: 008 Lot: 022 is seeking a Site Plan Review to hold Outdoor Events ranging from musical events, art shows, outdoor plays, movies as well as provide local non-profits with another venue of operation. (Continued until September 5, 2017)

Informal Discussion:

Carroll County Construction – c/o Nick Laganus, owner is Richard Baldwin on Route 28. Tax Map: 132 Lot: 009 is in for a discussion about a possible amendment to the previously approved site plan review to build a smaller garage. Nick Laganus, contractor for the Baldwin's and Christina Baldwin were present to present their proposal. Original Site Plan Review was approved for a 60 x 80 ft. building. New plan is for a 40 x 60 ft. workshop, conventional framing and trusses, and a 20 x 40 ft. carport.

A **Motion** by Barron to approve construction of a smaller building within the same footprint of the original approved SPR and brings in an as built drawing. St. Jean seconded. No discussion. A unanimous vote was taken by show of hands.

Old Business:

Projects 2017: (All discussions continued until 9/20/2017)

1. Zoning Ordinance Revisions: Pending wording changes for 4.9 & 24.1.1 by McConarty & Barron
2. Site Plan Regulations: To add FEMA requirements to Section 8.03.3
3. Subdivision Regulations: To add FEMA requirements to Section 10.04
4. Revision to Rules of Procedures: pending Board review
5. Revision to Bylaws: pending Board review

Notices and Publication:

ZBA Cases: Billings read announcements to the Board.

- **Case # 17-3-Motion for Rehearing:** Alexander Bakman, – per RSA 674:33 was Denied an Administrative Appeal on a Motion for Rehearing by the Ossipee Zoning Board of Adjustment filed for property located at 12 Old Broad Bay Rd. 1. Tax Map: 35 Lot: 15.
- NHDES: Paul Zimmerman - Alteration of Terrain Permit application #170612-081 is in need of further information relative to seasonal high water table.
- Letter from Harry Merrow and White Horse Addiction Center requesting to speak with PB & ZBA before sale of land.
- FEMA – summation of the 2016 US Geological Survey of the Winnepesaukee Watershed as part of FEMA's Risk Mapping, Assessment, and Planning (Risk MAP) program. Billings commented after he read the letter and reviewed the table of Town affected, Ossipee is not on the list nor are they part of the Winnepesaukee Watershed and questioned why this letter was sent to the Planning Board.
- NH Sustainable Forestry Initiative (SFI) Implementation Committee field day luncheon on September 22 in Lancaster from 8:30 AM – 4:00 PM.

Any Other Business Which May Come Before This Meeting

- The Billings, Barron, Otterbach and St. Jean did a site walk visit of Morse Pit at 6:00 PM prior to the regularly scheduled Planning Board meeting. Various options were discussed about how to clean up the property, cost of work to be done and time frame in order to submit specifications to the Board of Selectmen to be put out to bid.

A **Motion** by Otterbach was made to continue discussion until the September 5th Planning Board meeting giving the remaining Board members a chance to visit the site. Barron seconded. No further discussion. A unanimous vote was taken by show of hands.

- Ed Comeau asked if the Board is going to do a site walk and have a quorum; a notice should be posted and he would be there to film for others who are not able to attend.

Adjournment:

A **Motion** by Barron to adjourn the meeting. Martin seconded. No further discussion. A unanimous vote was taken.

The meeting adjourned at 8:27 p.m.

Next Meeting: September 5, 2017 @ 7:00 pm

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

Condict (Connie) Billings,
Planning Board Chairman

Or

Roy Barron,
Planning Board Vice – Chairman
(In the absence of the Chairman)