

**OSSIPEE PLANNING BOARD
MEETING MINUTES
September 6, 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, Rick St. Jean (Alternate), and Steve McConarty (ZEO).

Absent: Bob Gillette and Bruce Parsons

Ski Kwiatkowski raised Rick St. Jean to voting status.

Meeting Minutes: Review to approve Meeting Minutes of August 16, 2016.

Motion: by Connie B., seconded by Roy B., to approve the minutes of August 16, 2016.

All 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. – To be sent by PB |
| PB | 05/03/2016 | Lisciotti Dev't/Dollar General | SPR granted pending remaining conditions: Pending #1: Official Letter from Fire Chief |
| PB | 05/03/2016 | Lisciotti Dev't/Dollar General | SPR granted pending remaining conditions: Pending #3: Final Sale Agreement/Deed |

* Items attached for Board review and decision.

Informal Discussion:

- Andrew Ridings – Presented his idea of expanding his dealership to the former O’Keefe’s Building at 995 Route 16. The Board instructed him to apply for a Site Plan Review for change in use to the property.

Old Business: Ski Kwiatkowski read and the Board acknowledged.

- Case #16-3-SPR – Westward Shores Lakeside Camping Resort, (Continuance Requested until September 20, 2016)** Reading material on communications between SFC Engineering and Jones & Beach was distributed to PB members for the next PB meeting.
- Outdoor Event Ordinance:** Public hearing to be held on Monday, September 12, 2016 at 5:30 pm at the B.A.M.G., Town Hall.

New Business:

- Case #16-2-LM:** Sheldon Illsley of Highlands Fuel Delivery, LLC was present to represent Irving Energy for lot merger of – 139 Route 16B, Center Ossipee. Tax Map: 87 Lots: 28 & 30.

Motion: by Roy B., seconded by Connie B., to approve Lot Merger for tax map: 87 lots: 28 & 30.

All in favor by show of hands, motion passed.

- Case #16-3-LM:** Linwood Nichols, Jr. & Bonnie Wilcox of Anne Nichols Rd, Center Ossipee. Tax Map: 97 Lots: 11, 12, 13, 14, & 15. No one present to represent case. Rick St. Jean noted the merger would result in two residential structures on one lot if merger is accepted. Under zoning ordinance that would not be permitted. Discussion ensued.

Motion: by Roy B., seconded by Rick St. Jean., to continue the case until the next meeting on September 20th and to send a letter asking for the applicant to come before the PB to explain their intention for the two

structures. The letter is to inform the applicant's that according to "Zoning Ordinance 4.4 Structures and Uses per Lot, Section (a) In the Village, Residential and Rural Districts there shall not be more than one principal structure allowed per lot. In the Village District both commercial and residential uses may be combined in the same structure. An accessory structure may be permitted on the premises, so long as it is not to be adapted for use or occupancy as a dwelling or for any use inconsistent with that of the principal building upon the premises." Decision to be made on the two structures or to change the application for the Lot Merger. **All in favor by show of hands, motion passed to continue case until next meeting.**

Master Plan 2016 Revision – Work Group Committee: Bob Gillette, Rick St. Jean, and Dennis Legendre:
Status Update: Ski K., has found in discussion the committee is not moving forward too rapidly. Rick St. Jean explained delays but he and Dennis L., would like to propose a questionnaire similar to the Town of Freedom's. Need to create the 10 question questionnaire and present to Selectmen for funding to send out to all Ossipee households. Arrangements were made for committee to meet on Tuesday, September 13th at 3:00 pm.

Any Other Business Which May Come Before This Meeting

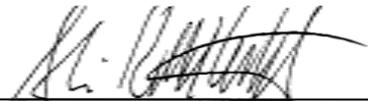
- **Budget Report:** 1st half of August – Frank Riley referenced the professional fee being grossly over-budget and suggested increasing it to a more realistic figure for the 2017 budget year.
- **Sager & Haskell, PLLC** – July statement balance = \$6,874.25. Discussion over which Board is overseeing this case. Morse Pit property is not reclaimed. Frank Riley asked for a copy of file and he will look into case.
- **NH DOT** – Minimum Impact Expedited Application – adding a right turn lane on RT. 28 southbound at the intersection of Rt. 171. Question was raised on hearing date, no date was noted on paperwork.
- **SFI Implementation Committee:** invite to Forestry and sawmill field day on September 23, 2016 in New London, NH. Roy Barron would like to attend, secretary will register him.
- **FEMA** – Risk Mapping, and Planning Discovery Meeting for the Winnepesaukee Watershed to be held September 27, 2016 at 10:30 am, Gilford Town Hall.
- **NBI Seminars:** Land Use and Zoning from Start to Finish, a 2-day Practical Course to be held December 1st & 2nd in Manchester, NH. Dennis L., and Rick St. Jean would like to attend, secretary to register them.
- Donna (?) presented to obtain a building permit for a beauty salon in her home and wanted to inform the PB of her intent and PB approval.
- Dennis L., questioned whether or not you have to have a Master Plan in order to get Capital Improvement? Discussion about obtaining capital improvement verses grants to improve Constitution Park.

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 7:45 p.m.

Next Meeting: September 20, 2016 at 7:00 p.m.

Minutes approved by majority vote of the Board on – September 20, 2016
Date



Ski Kwiatkowski, Chairman