

## **TENTATIVE AGENDA**

*Details Subject to Change until the Day of the Meeting*

### **OSSIPEE PLANNING BOARD**

**June 20, 2023 at 7:00 PM**

**at the Freight House**

#### **Call to Order:**

#### **Pledge of Allegiance:**

**Roll Call:** Sharon “Sharie” Cohen-Chairman, Bruce Stuart-Vice Chairman, Ash Fischbein, Roy Barron, Krystal Eldridge, Brian Ames, and Melissa Ames (Alternate)

### **Special Meeting**

**To discuss Housing Chapter of Master Plan with Housing Grant Consultant @ 5:30 – 6:45 pm  
with Regular PB Meeting to follow @ 7:00 pm.**

#### **Regularly Scheduled Meeting**

**Public Input:** Unrelated to any case being presented tonight.

**Meeting Minutes:** Review to approve Meeting Minutes of April 18, 2023 and June 6, 2023

**Informal Discussion:** Bryan Berling to discuss the renewal of the John Jeddrey Gravel Pit of 16 Polly’s Crossing Rd. Tax Map: 244 Lot: 002.

#### **New Business:**

- **Case #23-01-SUBD:** Pitchfork Holdings, LLC c/o Evans Brothers, LLC. Representing Agent: Christopher Berry of Berry Surveying & Engineering for 800 Route 16, Tax Map: 124 Lot: 007 is requesting a proposed (7) Lot Subdivision of the 19-acre parcel. The following permits pending approval and other application revisions needed: **(Case continued from June 6<sup>th</sup>, 2023)**

1. Local Subdivision Approval
2. Local Zoning Board Approval – Not needed
3. NHDES Subsurface (State Subdivision)
4. An updated NHDOT Permit – for driveway
5. EPA Notice of Intent and Stormwater Pollution & Prevention Plan
6. Natural Heritage Bureau (NHB)
7. Department of Historical Resources (DHR)
  - a) Update narrative to remove the need for a variance
  - b) Updated plans
  - c) Balance of Application Fees
  - d) Fire Chief’s Letter of Approval

- **Case #23-05-SPRA:** M&V Convenience Store c/o Vaccaro Realty Trust. Rep. Agent: Mark & Jacob McConkey of McConkey & Associates for 2250 Route 16. Tax Map: 015 Lot: 016 in the Roadside Commercial District is seeking a Site Plan Review Amendment to repurpose the existing building that housed the car wash/boutique to become a two-bedroom apartment with four lodging rooms that will share a common kitchen for employee housing. Charlie’s Barber Shop is being repurposed to permit the addition of a takeout window for patrons that choose not to come inside for groceries and other accoutrement’s. Requesting Waiver’s from Zoning Ordinance 5.4 Glare and 5.5 Storm Water Drainage.



- **Case # 23-05-SPR & Case # 23-01-SUP:** Whiting’s Auto Motive Repair c/o Kurt Whiting of 821 Browns Ridge Rd. Tax Map: 279 Lot: 002 in the Rural Unimproved/Water Resource Protection District is requesting a Major Site Plan Review and a Special Use Permit to move operations of Whiting’s Auto Motive Repair business out of the family home into the adjacent property to construct a building to house his towing business along with the area inside the building to offer light auto repair. Rep. Agent: Mark & Jacob McConkey of McConkey & Associates.

- **Case # 23-02-SUBD:** Good To Go Properties, LLC c/o Deborah Wade of 525 Route 25 East. Tax Map: 049 Lot: 003 in the Rural Unimproved District is seeking an 11 Lot Subdivision for a proposed residential development with associated site improvements, including site access, grading, drainage, and utility connections. The residential development will be served by on-site wells and on-site septic systems. The residential development will require State of NHDES Subdivision Approval, NHDOT Driveway Permit, and a Site Plan Review (Major). Rep. Agent: Douglas J. LaRosa of Civilworks New England.

**Unfinished Business:**

- **Master Plan:** Housing Chapter Discussion continues...
- **Finalize SUBD/BLA:** regulations, application and fee schedule.

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

**Next Meeting:** [July 5, 2023 at the Freight House](#)

**Adjournment:**

**Unsatisfied Conditions**

Board	Date of Conditional Approval	Applicant	List of Conditions
PB	05/17/2022	<b>Case #22-04-SPR &amp; #22-02-SUP:</b> Maurice Bishop Rev. Trust c/o Jim Rines, of White Mountain Survey & Engineering, Inc. of 340 Route 16B. Tax Map: 074 Lot:010	<ol style="list-style-type: none"> <li>1. <b>Pending:</b> NHDES septic approval</li> <li>2. <b>Pending:</b> NHDOT curb cut approval.</li> </ol>
PB	08/30/2022	<b>Case #22-09-SPRA:</b> Josh Kaake c/o 455 Route 16, LLC of 455 Route 16. Tax Map: 266 Lot: 012	<ol style="list-style-type: none"> <li>1. <b>Pending:</b> NHDES Wetlands Permit Application for the new well.</li> <li>2. <b>Pending:</b> NHDES Subsurface/Septic Approval</li> <li>4. <b>Pending:</b> Planning Boards Signature Block on the plans</li> <li>5. <b>Pending:</b> Final plans showing 3 buildings with the Certified Stamp by a Licensed Engineer on the final plans.</li> </ol>
PB	04/18/2023	<b>Case #23-02-SPR:</b> Michael Stevens of 1800 Route 16. Tax Map: 038 Lot: 020	<ol style="list-style-type: none"> <li>1. <b>Pending:</b> NHDOT Driveway approval.</li> </ol>