

**Tentative AGENDA**  
*Details Subject To Change until the Day of the Meeting*  
**OSSIPEE PLANNING BOARD**  
**June 18, 2019**

**Call to Order:**

**Pledge of Allegiance:**

**Roll Call:** Connie Billings, Peter Zavas, Roy Barron, Tim Otterbach, Sharon “Sharie” Cohen, Bruce Stuart, Sue Simpson (Select. Rep), Alternate- Krystal Eldridge, and Steve McConarty (ZEO).

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

**Meeting Minutes:** Review to approve Meeting Minutes of 06/04/2019.

**Informal Discussion:**

- Hitendra Patel c/o Ivhan Realty Trust – 2420 Route 16 (formerly Kokopelli’s Building) to discuss plans for the building.

**Financial:**

- Sager & Smith, PLLC – Planning Board v. Morse (gravel pit) - \$6,874.25 – May 2019 statement
- Sager & Smith, PLLC – Invoice in the amount of \$105.00 for General Matters pertaining to “permission to inspect.”

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

- See separate sheet with details. (No updates)

**Unfinished Business:**

**Gravel Pits:**

- Morse Pit – Conditional approval pending sale of property, construction and reclamation completed by new owner.
- Chickville Rd. Pit – [Playing phone tag with Brad Leighton](#) – (pending conditions for GP approval – Certified receipt received 05/24/2019)
- Berry/Evans Bros. Pit – pending submission of application from White Mtn. Survey by the July 1, 2019 deadline.

**PUBLIC HEARING**

**New Business:**

- **Case #19-1-SUP:** owner – 760 White Mtn. Hwy., LLC c/o William Benedetto, Jr., Member of 760 Route 16. Tax Map: 250 Lot: 005 is requesting a Special Use Permit for the proposed use of (1) Car Wash, (1) Dry Goods Store, and (44) 2-Bedroom Homes.
- **Case #19-1-SUBD:** owner – 760 White Mtn. Hwy., LLC c/o William Benedetto, Jr., Member of 760 Route 16. Tax Map: 250 Lot: 005 is requesting Subdivision and a Waiver as part of Phase I of the proposed housing development to include (1) Car Wash, (1) Dry Goods Store, and (44) 2-Bedroom Homes with a cul-de-sac drive.

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

**Adjournment:** Next Meeting: [July 2, 2019 @ 7:00 pm](#)

## Unsatisfied Conditions

Board	Date	Applicant	List of Conditions
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #1: Written proof of who is responsible for the clean-up of offsite drinking wells both private and public with proof on the means to do so. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #2: All excavation shall be under the supervision of NHDES with continued testing being done to prove that no new contamination is present. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #3: All contaminated soils shall be removed from the site and safely disposed of per NHDES regulations. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #4: No new construction of any buildings shall begin until the entire site is deemed safe and clean of all contamination. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #5: Plans that show the prevention of further groundwater contamination. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #6: Plans for groundwater contamination monitoring shall continue until NHDES reports the site is safe and all drinking wells are clean for a time line as set by NHDES per the Petroleum Fund Regulations or 5 (five) years whichever is greater. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #7: Proof of State approval of the water well and septic system. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #8: All permit/approvals of Federal, State and Local shall be in place before any construction begins. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #9: No salt to be used for snow and ice removal. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #10: All construction shall be materially of the latest design. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #11: All Federal, State and Local Regulations shall be followed. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #12: Site shall be developed as per site plans approved by this Planning Board. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #13: Any spills, requiring notification of NHDES, per NHDES rules, shall result in the evacuation of the Oil and Water Separator system and shall be cleaned semi-annually. <a href="#">Case continued until February 1, 2020.</a>
PB	11/21/2017	Verizon/H&R Block c/o Dave Poulin	SPR granted <b>Pending</b> remaining conditions #1: Official Letter from Fire Chief approving the plan. Pending final inspection letter from Fire Chief 05/25/2018 – Certified letter sent requesting an update of Fire Chief's condition for a full fire alarm system.
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted <b>Pending</b> remaining conditions #4: Lighting Plan on Design Plan dated 07/16/2018 on aerial plan and interior plan dated 06/16/2018.
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted <b>Pending</b> remaining conditions #5: Variance approval by ZBA
PB	09/18/2018	Brad Leighton – Chickville GP	<b>Pending</b> condition #1: Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton.
PB	09/18/2018	Brad Leighton – Chickville GP	<b>Pending</b> condition #2: Legal opinion from the Town of Ossipee's, Attorney Sager on the disbursement of Mr. Coyne's money.
PB	02/19/2019	Northgate Ossipee, LLC – WWSCG	SPRA granted <b>Pending</b> conditions: #2: The swimming pool will not be constructed until receipt of the State Pool Permit Approval.