

Tentative AGENDA

Details Subject To Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

August 20, 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 08/06/2019.

Financial:

- 2020 - 2021 Proposed Budget

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details. (No updates)

Unfinished Business:

Gravel Pits: (Status Quo)

- Letter from Kassy Johnson & Derek McDormand with concern about Case# 19-1-GPR: Berry Pit.
- Morse Pit – Conditional approval pending sale of property, construction and reclamation completed by new owner. [Received revised Deed 08/03/2019.](#)
- Chickville Rd. Pit – (pending conditions for GP approval – Certified receipt received 05/24/2019)

New Business: N/A

Notices:

ZBA Cases:

- **Case #19-9-V:** George & Michelle Couris of 3 Shorey Lane. Tax Map: 085 Lot: 002 has been denied a Variance request from Articles 6.4.2.A (Side Setbacks) to build a 30 ft. X 40 ft. detached garage.
- **Case #19-10-SE:** Marcin Jarmoc, Trustee c/o 5 Furber Road Realty Trust of 5 Furber Rd. Tax Map: 044 Lot: 074 was granted a Special Except from Article 23 - Section 23.3.2 Expansion of a Non-Conforming Structure to remove an existing non-conforming detached garage and replace it with a non-conforming attached garage with living space. All expansion is outside of the setbacks and within the building envelope.
- **Case #19-10-V:** Bryan Keith Brownell of 55 Moultonville Rd. Tax Map: 091 Lot: 003 was granted a Variance from Article 34.2 (c) to operate an Auto Repair Business in the Residential district as a home business.
- **Case #19-11-V:** Robert & Mary Ellen McDonald of 56 Long Sands Rd. Tax Map: 067 Lot: 014 was granted a Variance from Articles 6.4.2.A (Side Setbacks) to finish the installation of a generator within approximately 7 ft. of the side setback.

Any Other Business Which May Come Before This Meeting

Adjournment: Next Meeting: **September 3, 2019 @ 7:00 pm**

Unsatisfied Conditions

Board	Date	Applicant	List of Conditions
PB	06/06/2017	Valley Point, LLC	SPR granted Pending 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. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending 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. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending remaining conditions #3: All contaminated soils shall be removed from the site and safely disposed of per NHDES regulations. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending remaining conditions #4: No new construction of any buildings shall begin until the entire site is deemed safe and clean of all contamination. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending remaining conditions #5: Plans that show the prevention of further groundwater contamination. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending 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 timeline as set by NHDES per the Petroleum Fund Regulations or 5 (five) years whichever is greater. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending remaining conditions: #7: Proof of State approval of the water well and septic system. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending remaining conditions #8: All permit/approvals of Federal, State and Local shall be in place before any construction begins. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending remaining conditions: #9: No salt to be used for snow and ice removal. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending remaining conditions #10: All construction shall be materially of the latest design. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending remaining conditions #11: All Federal, State and Local Regulations shall be followed. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending remaining conditions #12: Site shall be developed as per site plans approved by this Planning Board. Case continued until February 1, 2020.
PB	06/06/2017	Valley Point, LLC	SPR granted Pending 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. Case continued until February 1, 2020.
PB	11/21/2017	Verizon/H&R Block c/o Dave Poulin	SPR granted Pending 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 Pending 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 Pending remaining conditions #5: Variance approval by ZBA
PB	09/18/2018	Brad Leighton – Chickville GP	Pending condition #1: Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton.
PB	09/18/2018	Brad Leighton – Chickville GP	Pending 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 Pending conditions: #2: The swimming pool will not be constructed until receipt of the State Pool Permit Approval.
PB	08/06/2019	John Howell-Case#19-2-SUBD	SUBD granted Pending 1. Pending an Issuance of a Certificate of Occupancy for the existing garage.
PB	08/06/2019	John Howell-Case#19-2-SUBD	SUBD granted Pending 2. In accordance with Zoning Ordinance: “9.5 - EXPIRATION OF APPROVAL: If the (industrial) use has not commenced within two (2) years, the approval for such use shall be null and void. (Amended March 14, 2017)”
PB	08/06/2019	John Howell-Case#19-2-SUBD	SUBD granted Pending 3. All Federal, State, and Local Regulations shall be followed
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted Pending 1. Fire Chief Approval
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted Pending 2. Zoning Officer Approval
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted Pending 3. Revised plans with signature block
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRS granted Pending 4. All Federal, State, and Local Regulations shall be followed.

PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 1. Conditional Waivers: a. Conditional Waiver Request from Section 6.04.04 (H) (2) – Property Lines with condition that the boundary line between the pit and the lease property to left be marked. b. Conditional Waiver from Section 8.02.1 – Landscaping & Buffers with the condition that once installation is complete, they invite the Board for a site visit to determine a landscape plan. c. Conditional Waiver Request from Section 8.02.4 (C) - Lighting Plan with the condition if lights are to be installed at a later date, they will need to come before the Board, again.
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 2. The Boundary Line on Lot: 251/005 and 124/025 is to be established
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 3. Fire Chief official letter of inspection
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 4. Alteration of Terrain – Receipt of State Approval
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 5. All Federal, State, and Local Regulations shall be followed.