

Tentative AGENDA
Details Subject To Change until the Day of the Meeting
OSSIPEE PLANNING BOARD
February 4, 2020

Call to Order:

Pledge of Allegiance:

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

Regularly Scheduled Meeting & Public Hearing for Cases Scheduled

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of 01/07/2019 & 01/21/2020.

Informal Discussion: N/A

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.
- **Case # 17-3-SPR:** Valley Point, LLC: Jim Rines of White Mountain Survey & Engineering, Inc. Requested a continuance until February 1, 2020, for the conditional approval of Case #17-3-SPR, Tax Map 7, Lot 11. This date also coincides with the date of the underground storage tank permit will expire. Conditions pending are on the list of unsatisfied conditions. (Case continued until February 1, 2020.)
- **Case #19-5-SPR** – Sias Solar Farm 01/09/2020 – Received via email a letter and surveyed plan along with AoT Permit application. (Received email response 01/28/2020)
- **Case#18-4-SPR, John W. Dawson, Jr.,** owner – of 80 Route 16B. Tax Map: 93 Lot: 015 was GRANTED a Conditional Site Plan Review from Article 34.2.n have a Warehouse/Storage facilities in the Village District and rent a portion of his building to a landscape company. (Received email response from Jim Rines.)

Conditional Approval Pending the following conditions:

1. Lighting plan added to design plan
 2. Shall comply with All Federal, State, and Local Regulations and Ordinances.
- **Case #19-4-SUBD:** received **Conditionally Approved** Subdivision for Van E. Hertel, Sr. of Blake Hill Rd. Tax Map: 223 Lot: 003 Sub: 003 & Tax Map: 223 Lot: 003 Sub 002 and create a new lot of record with Tax Map: 223 Lot: 003 Sub: 004 per plans dated November 2019 pending the following conditions: (Received 01/28/2020)
 - The Monuments to be set per plans
 - Two signature lines on plans for Planning Board to approve
 - Engineer to sign final plans and Mylar
 - Mylar plan demonstrating conditions 1 - 3 and recording fees for the Registry of Deeds.

- All Federal, State and Local Regulations shall be followed.

Gravel Pits:

- **Case # 18-1-GP:** (Continued from 09/18/2018 - January 21, 2020 meeting) Brad Leighton c/o Jon Rokeh, Rokeh Consulting for 75 Chickville Rd. Tax map: 239 Lot: 001 has submitted an Earth Excavation & Reclamation Permit to re-open the 75 Chickville Rd. Gravel Pit, which is under new ownership.
 3. Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton. (Pending)
 5. Legal opinion from the Town of Ossipee's, Attorney Sager on the disbursement of Mr. Coyne's money. (Pending)

New Business:

- **Case #19-8-SPR:** Frank Varney of 44 Route 28. Tax Map: 126 Lot: 018 is requesting a Site Plan Review to formalize a gravel driveway (4,097 sq. ft.) and construct a 4,800 sq. ft. building to store and maintain his own vehicles and trailers. Mr. Varney will not take in outside vehicle or trailer service work and will not be open to the public. (Case Continued from 12/3/2019 – January 21, 2020 PB Mtg.)
 - Waiver Request 6.04.4 (G) (3) – Scale: the scale shall be a minimum scale of 1 inch = 20 ft. Due to size of lot of the initial plan is scaled at 1 inch = 70 ft., to show the entire parcel. The second plot identified as sheet 2 is a 1 inch = 30 ft. scale to show greater detail for the area in question.

Pending both parties addressing the following concerns:

1. CTA Realty Trustee c/o Suzanne Kolas, Trustee and Frank Varney come to an agreement on the location of the right of way.
 2. Survey right hand side - north boundary line of abutting property owned by Suzanne Kolas.
 3. Define entrance of the right of way length and angle by a Licensed Land Surveyor.
 4. To have the Town Attorney present at the next Planning Board meeting to provide legal advice on this matter.
- **Case #19-9-SPR:** (Requested to come back prior to April 7, 2020 continuance pending receipt of SE from the ZBA.)
New Circular Wireless (AT&T) c/o SmartLink. Representing Agent is Kevin D'Auteuil for 88 Walker Hill Rd. Tax Map: 252 Lot: 022 are requesting a Site Plan Review for placement of a wireless facility per Section 6409 Eligible Facilities Request to add (9) wireless antennas, (9) remote radio units, (1) walk in cabinet and (1) generator to be installed. Also proposing to add an extension of the existing structure by (15) ft. to raise the tower from 122 ft. to 137 ft. at the wireless Base Station located at 88 Walker Hill Road.

Upcoming Deadlines & Meeting:

- **Tuesday, February 4, 2020** - Last day for official copy of final proposal to adopt or amend zoning ordinance, historic district ordinance or building code to be placed on file at the town clerk's office.
- **Tuesday, March 3, 2020** - Last day to submit zoning ordinance protest petition to require 2/3 vote at town meeting.

Any Other Business Which May Come Before This Meeting:

Adjournment:Next Meeting: **February 4, 2020 @ 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	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	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. (Email Response 01/21/2020)
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 2. The Boundary Line Plans on Lot: 251/005 and 124/025
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	SPR granted Pending 5. All Federal, State, and Local Regulations shall be followed.

		F. & Frederick W. IV. GSSG New Hampshire, LLC	
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 2. Application revised to reflect the actual property owner
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 3. Dedicated 2 parking spaces
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 4. Approved NHDES Septic system plans for leach field and septic tank
PB	12/03/2019	Van E. Hertel, Sr.	SUBD granted Pending : 1. The Monuments to be set per plans
PB	12/03/2019	Van E. Hertel, Sr.	SUBD granted Pending : 2. Two signature lines on plans for Planning Board to approve
PB	12/03/2019	Van E. Hertel, Sr.	SUBD granted Pending : 3. Engineer to sign final plans and Mylar
PB	12/03/2019	Van E. Hertel, Sr.	SUBD granted Pending : 4. Mylar plan demonstrating conditions 1 - 3 and recording fees for the Registry of Deeds.
PB	12/03/2019	Van E. Hertel, Sr.	SUBD granted Pending : 5. All Federal, State and Local Regulations shall be followed.