

TENTATIVE AGENDA

Details Subject To Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

March 2, 2021

at the Freight House

Call to Order:

Pledge of Allegiance:

Roll Call: Sharon “Sharie” Cohen - Chairman, Ash Fischbein – Vice Chairman, Connie Billings, Roy Barron, Krystal Eldridge, Bruce Stuart, Jonathan Smith (Select. Rep), Alternate-Tim Otterbach, Rick Cousins (ZEO).

6:30 PM **Non-Public Session:** Non-Public meeting per RSA 91-A:3, II(l) for a legal matter

Regularly Scheduled Meeting at 7:00 PM

Meeting Minutes: Review to approve Meeting Minutes of 01/19/2021.

Informal Discussion:

- Bryan Berlind from Land Technical Service Corp. to discuss removal of easement from Tax Map: 267 Lot: 018 for 95 Browns Ridge Rd. owner Williams, Lisa Trustee for Brick Hill Farm Trust.
- Ash Fischbein to discuss ??

Unsatisfied Conditions:

- **Case #19-5-SPR: Sias Solar Farm,** - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC of 20 Route 28. Tax Map: 124 Lot: 025 was granted a Conditional Site Plan Review for a proposed 3-MW solar array (12,339 modules) project with the following conditions:
 1. Conditional Waivers Request:
 - 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.
 2. The Boundary Line on Lot: 251/005 and 124/025 be established
 3. Fire Chief official letter of inspection
 4. Alteration of Terrain – State Approval: [Received 02/09/2021 - NHDES Notice of applicant requesting to withdraw their AoT application.](#)
 5. All Federal, State, and Local Regulations shall be followed.

New Business:

- **Case #20-2-EERP/RI:** Angelini Borrow Pit, ([Request for continuance received on 02/10/2021 to Continue until March 16th, 2021.](#)) Owner - William Angelini Earth Excavation of Effingham. Tax Map: 413 Lot: 138 and Ossipee – Tax Map: 235 Lot: 004 (Right of Way access only) is seeking Ossipee Planning Board’s approval for use of the right of way access under Effingham’s Regional Impact provision.

- **Case #21-1-SPR:** Applicant: Ken Hoyt, Owner: Joe Gildea of 88 Main Street. Tax Map: 092 Lot: 100 is seeking a Site Plan Review to operate a NRA Basics of Pistol Shooting certificate course in the 15 ft. X 30 ft. front section of the first floor.

Unfinished Business:

- **Case # 17-3-SPR:** Valley Point, LLC., of 2400 Route 16 & 41. Tax Map 7, Lot 11 Termination of the Site Plan Review as null and void for insufficient completion of conditional approval, per zoning ordinance 9.5 Expiration of Approval. Notice shall be posted for one year per RSA 674:33 IV (c) stating the termination date of February 4, 2020 and will expire February 5, 2021.
- **Master Plan:** Discussion continues...
 - Town Maps per LRPC
 - Review Library submission
 - Review West Ossipee Fire Precinct submission

Notice:

- **Notice of Completion - Permit: #2018-01231** - White Mtn Survey & Engineering for Weetamoe Shores Condominium Assoc. of Weetamoe Rd. Tax Map: 66 Lot: 031 Unit: 17 have completed Wetlands Permit to repair rapid loss of shoreline and reduce danger to the stability of existing large trees located near the top of bank on a portion of shoreline on Ossipee Lake.
- BOS response to COVID allegations

NHDES Notices:

- **NHDES Wetlands Permit** for GEB Realty, LLC –for 63 Broad Bay Road - Tax Map: 031 Lot: 013, After-the – act permitting of a replacement retaining wall. The original retaining wall was damaged by a tree falling on it.

Any Other Business Which May Come Before This Meeting:

Next Meeting: March 16, 2021 @ 7:00 pm

Adjournment:

Unsatisfied Conditions

Board	Date of Conditional Approval	Applicant	List of Conditions
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	Case #19-5-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	Case #19-5-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	Case #19-5-SPR granted Pending 5. All Federal, State, and Local Regulations shall be followed.