

**Tentative AGENDA**  
*Details Subject To Change until the Day of the Meeting*  
**OSSIPEE PLANNING BOARD**  
**JUNE 16, 2020**

**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, Steve McConarty (ZEO).

**Regularly Scheduled Meeting**

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

**Meeting Minutes:** Review to approve Meeting Minutes of 06/02/2020.

**Financial:** Budget Report: 05/01/2020 – 05/31/2020

**Informal Discussion:** Andrew Donarumo to discuss building a storage facility at 1675 Route 16. Tax Map: 043 Lot: 001.

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

- See separate sheet with details.

**Gravel Pits:**

- **Case # 18-1-GP:** (Continued from 09/18/2018) “Pending a legally binding contractual agreement, drawn up by the Town Attorney, Rick Sager and Attorney, Jonathan Springer that if an heir of Mr. Coyne’s comes forth later on, the heir would be entitled to the surety when legally identified through as such through Probate Court. Mr. Leighton will be required to put forth the cash surety for the gravel pit to be held for reclamation.” 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)
- **Case #20-1-EERP:** Eastern Materials, LLC c/o Mike & Shea Downey of Archers Pond Rd. Tax Map: 243 Lot: 002 Renewal of Earth Excavation & Reclamation Permit for signing

**Public Hearing for Scheduled Cases**

**New Business:**

- **Case #20-1-SUBD:** (Case Continued until May 19, 2020) Van & Constance Hertel & Lawrence & Erika Gray of Granite Rd., Ossipee & Leighton Corners Rd., Wakefield. Tax Map: 263 Lot: 015 are requesting a (6) Lot Subdivision on the 112 acres on the Ossipee and Wakefield town line. (Case

Continued from February 25, 2020)

- **Case #20-4-BLA:** Dan Whole Pond Watershed Trust, of 75 Granite Rd. Tax Map: 260 Lot: 001 and Angelo & Cheryl A. Bergen-Varrone of 95 Granite Rd. Tax Map: 260 Lot: 004 are requesting a Boundary Line Adjustment in accordance with Section 7, section 7.01.B.
  - Requesting Waiver from Section 9.05.P and a Waiver from Section 9.06.C
- **Case #20-2-SPR:** Huggins Hospital of 3 Water Village Rd. Tax Map: 132 Lot: 040 is requesting a Site Plan Review for Ossipee Family Medicine facility to increase medical office space by approximately 1538 sq. ft. for another provider and more efficient use of space.
- **Case #20-3-SUBD:** Helen Day & Lucinda White of 9 Main Street. Tax Map: 093 Lot: 034. Representing Agent – Alan Fall of Alan G. Fall, LLC is requesting a two lot Subdivision along with the following Waivers Request:
  1. 9.05 K – Partial waiver for “Intersecting roads and driveways within 200 ft....”
  2. 9.05 P – Checklist partial waiver for “Location of existing & proposed easements, deed restrictions, parks, and open spaces...”
  3. 9.06 M – “A written statement by the Ossipee Fire Department ....”
  4. Checklist waiver for “Send copies of the plan to Electric Company.”
  5. Checklist waiver for “Topographic contours ...Boundary.”
- **Case #20-2-LM:** Kathleen Moxham of 96, 80, & 100 Knox Mtn Rd. Tax Map: & Lot: 076/012, 075/039, 076/011 is requesting a Lot Merger of three lots for a total acreage of 3.043 acres.
- **Case #19-9-SPR:** ([Request for a continuance until 07/21/2020](#)) **REHEARING** –New Circular Wireless (AT&T) c/o SmartLink. Representing Agent is Adrienne Banks for 88 Walker Hill Rd. Tax Map: 252 Lot: 022.

#### **NHDES:**

##### Wetland Permits:

- **Amendment to existing Permit: #2018-01231** - White Mtn Survey & Engineering for Weetamoc Shores Condominium Assoc. of Weetamoc Rd. Tax Map: 66 Lot: 031 have filed for a Wetlands Permit to expansion of existing, previously approved seasonal docks in order to provide additional boat slips and provide greater water depth at existing slip.

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

**Adjournment:** Next Meeting: **July 7, 2020 @ 7:00 pm**

#### **Unsatisfied Conditions**

Board	Date	Applicant	List of Conditions
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	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	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted <b>Pending</b> 1. Fire Chief Approval

PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted <b>Pending</b> 2. Zoning Officer Approval
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted <b>Pending</b> 3. Revised plans with signature block
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRS granted <b>Pending</b> 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 <b>Pending</b> 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 <b>Pending</b> 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 <b>Pending</b> 5. All Federal, State, and Local Regulations shall be followed.
PB	03/17/2020	Northern Tire & Alignment and Four Investors Trust	BLA granted <b>Pending</b> 2. Copy of the Curb cuts for the entire property
PB	03/17/2020	Northern Tire & Alignment and Four Investors Trust	BLA granted <b>Pending</b> 3. All Federal, State and Local Regulations shall be followed.