

**OSSIPEE PLANNING BOARD
MEETING MINUTES
November 20, 2018**

Minutes recorded by and summarized by Laura Nash, Planning Board Secretary, amendments are noted in ***bold & italic*** type.

REGULAR PUBLIC MEETING

Call to Order: Connie Billings-Chairman called the meeting to order at 7: 01 PM.

Pledge of Allegiance: was recited by all in attendance

PB Attendance by Roll Call: – Conduct (Connie) Billings – Chairman, Roy Barron-Vice Chair, and Steve McConarty, (ZEO).

Absent: Dennis Legendre, Martha B. Eldridge -Selectmen's Rep., Tim Otterbach and Peter Zavas, and Rick St. Jean.

Chairman Billings informed the attending public that all discussions will be Informal Discussion, since there are not enough members present to form a quorum.

Public Input:

Emily Shealy – A 2nd year, Plymouth State University student was present and introduced herself to the Planning Board. Emily was provided information on obtaining Town of Ossipee grants. She could also serve as an alternate on either the Planning Board or ZBA and potentially run for a vacating position in March 2019.

Meeting Minutes: Review to approve Meeting Minutes of 11/06/2018 were postpone until the December 4th Planning Board meeting.

Financial:

Budget Report: 10/01/2018 – 10/31/2018

Informal Discussion:

- Mark Lucy of White Mtn. Survey & Engineering, Inc. presented preliminary plans to build a 44 residential condominium units on 29 acres located at 760 Route 16. Tax Map: 250 Lot: 005 for 760 Route 16, LLC. The layout will contain 22 – 2 unit duplex'.

M. Lucy provided preliminary plans showing the layout, the soil summary, soil density and calculations. The units will be affordable home ownership with low cost mortgages. Each unit will be 1,100 square feet, 2 – story, 2 – bedroom, 1.5 bathrooms, with 1- attached garage and parking for 1 additional vehicle. Each unit will have their own septic tank. There will be 22 effluent disposals and 11 wells.

There is an existing NHDOT approved pair of driveways. The driveways will remain in the same location and geometry but will bifurcate the northerly driveway from commercial uses. The will be built in accordance with Town of Ossipee's road standards and BOCA standards. An Alteration of Terrain permit is needed for the 300 – 400 sq. ft. ground surface disturbance.

Discussion confirmed there would be monthly or annual association dues to maintain the infrastructure. The units will not be offered as Section – 8 housing. The units will be approximately 400 ft. from the Frenchman Brook to the rear of the lot and approximately 100 ft. on the north side of the lot. Billings suggested presenting this plan to the Conservation Commission. M. Lucy noted no cemeteries were found on the property and NHDOT wants to look at this location for a potential center turning lane.

Public Input: Ed Comeau inquired about the developer, 760 White Mtn Hwy, LLC with managing partner, William Benedetto. Each town has a workforce overlay and questioned if this project would add to the town's percentage. M. Lucy noted it could but it's intended towards a different housing population. Comeau noted accessory dwelling units go towards the workforce housing percentage and questioned if this project would help towards the towns percentage of workforce housing. M. Lucy will take this under advisement when developing the final plans for the Site Plan Review application.

Ash Fischbein suggested looking into the Economic Revitalization Zone and RSA's into the rule for housing.

Unsatisfied Conditions: (continued from previous PB Mtgs):

- See separate sheet with details.
- Ossipee Granite Recovery – Billings acknowledged receipt of NHDOT Drive Permit.

Unfinished Business:

- Gravel Pits:
 - Chickville Rd. Pit – pending conditions for GP approval
 - Berry/Evans Bros. Pit – pending submission of application from White Mtn. Survey
 - Morse Pit – Andrew Morse came in and reviewed the file on 11/13/2018.

New Business:

Public Hearing

- **Case #18-3-BLA:** Paul & Pamela McCarthy and Ralph & Nan S. Gregorio of 18 & 16 Mt. Shaw Rd. Tax Map: 110 Lot: 025 & 026 are requesting a Boundary Line Adjustment and (4) Waivers of 8.01.O, 8.01.Q, 8.01.N and 8.01.L.

Ted Wright of Norway Plains & Associates explained when the McCarthy's built their garage, during the final inspection the setback requirements came into discussion. The property subsequently was surveyed and the garage was determined to be over the boundary lines. With the boundary line adjustment, the setback requirements will be met. The Board acknowledged the letter from the Rainbow Ridge Association was included in the case file.

Chairman Billings noted the case will be continued to the next Planning Board meeting on December 4, 2018.

The remaining agenda was not discussed until the rest of the Board could be present.

Proposed Zoning Changes: Continue discussion to create Terms and definitions.

- Agricultural: to allow farm animals in all zones (recommended by S. McConarty)
- Lake Front properties
- **34.2 COMMERCIAL USES (See also Article XXXV, Section 35.2)**
 - r. Lawn Care/Landscaping Business
 - s. Sports & Recreation Facility
- **34.3 INSTITUTIONAL USES (See also Article XXXV, Section 35.3)**
 - h. Transitional Housing – short term, temporary housing for Ossipee resident's qualified and referred by the Welfare Director...
 - i. Addiction Recovery Center – State licensed and Federally Regulated facility for the treatment of addiction...

- j. Addiction Recovery Housing – Stage three (3) addiction housing...

Notices:

ZBA - Notice of Decisions.

Upcoming Deadlines for Traditional March Town Meeting:

Wednesday, December 12, 2018

Last day to accept petitions to amend zoning ordinance, historic district ordinance or building code for consideration at the 2019 town meeting. [RSA 675:4- 90 days before town meeting]

Thursday, January 10, 2019

Last day to post and publish notice for first hearing on proposed adoption or amendment of zoning ordinance, historic district ordinance or building code if a second hearing is anticipated. [RSA 675:3; 675:7 – 10 clear days before 1/21/19]

Any Other Business Which May Come Before This Meeting:

Chairman Billings announced the passing of Board member, Dennis Legendre's wife over the weekend. Asked for permission to do something for Dennis from the Planning Board. The secretary is to speak with the Town Administrator for options and the expenditure will be approved at the next meeting.

Chairman Billings called the informal meeting closed.

Informal Meeting adjourned at 7:34 pm.

Next Meeting/Public Hearing: [December 4, 2018 @ 7:00 pm](#)

Minutes approved by majority vote of the Board on –

Date

Condict (Connie) Billings, Chairman

Or

Roy Barron, Vice – Chairman
(In the absence of the Chairman)

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 Pending
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. Pending
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. Pending
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. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #5: Plans that show the prevention of further groundwater contamination. Pending
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 time line as set by NHDES per the Petroleum Fund Regulations or 5 (five) years whichever is greater. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #7: Proof of State approval of the water well and septic system. Pending
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. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #9: No salt to be used for snow and ice removal. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #10: All construction shall be materially of the latest design. Pending
PB	06/06/2017	Valley Point, LLC	SPR granted pending remaining conditions: #11: All Federal, State and Local Regulations shall be followed. Pending
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. Pending
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. Pending
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	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #1: Official Fire Chief letter
PB	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #2: Official letter from the Water & Sewer dept.
PB	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #3: NHDOT Driveway permit approval
PB	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #4: Removal of existing fence
PB	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #5: A new 6 ft. stockade fence shall be erected between the facility and the School property along own boundary line.
PB	07/17/2018	Ossipee Granite Recovery Ctr	SPR granted pending remaining conditions #6: Revise plan to include a bus loading and unloading area and parking.
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #1: Curb Cut approval from NHDOT
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #3: Official Fire Chief letter
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted remaining conditions #4: Lighting Plan on Design Plan
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #5: Variance approval by ZBA
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted pending remaining conditions #6: Shall adhere to all Federal, State and Local Regulations & Ordinances.