

OSSIPEE PLANNING BOARD
MEETING MINUTES
July 7, 2020

Minutes have been recorded for the convenience of summarization by Laura Nash, Planning Board Secretary and are deleted once minutes are approved; any amendments to the minutes are noted in ***bold & italic*** type.

REGULAR PUBLIC MEETING

Call to Order: Sharon “Sharie” Cohen called the meeting to order at 7:00 PM.

Pledge of Allegiance: was recited by all in attendance.

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

Regularly Scheduled Meeting

Meeting Minutes: Review to approve Meeting Minutes of 06/16/2020.

A **Motion** by Barron to approve the minutes of the June 16, 2020 as submitted. Fischbein seconded. No Discussion. A unanimous vote was taken by show of hands. **Motion passed.**

Financial: Budget Report: 06/01/2020 – 06/30/2020 the Board reviewed, and no discussion ensued.

Informal Discussion: Tony Fallon & Mitch Yeaton from White Horse Addiction Center for 45 Old ***Granite*** Rd. Tax Map: 133 Lot: 007. Mitch Yeaton of White Horse Addiction Center and Tony Fallon of Fallon Architecture informed the Board that White Horse Addiction Center has been operating without patient services and are looking to expand to residential treatment. The plan is to have approximately 28 beds in a licensed facility with state certified, overnight, 24/7 staffing. Staffing will follow ASAM 3.1 guidelines, which is a low intensity, post-detox treatment service and because there is a lack of second and third phase treatment facilities to handle post-detox patients, who require an additional year or two of continued therapy and recovery in order to accomplish sobriety.

Tony Fallon presented preliminary designs to the Board and was seeking advice on how to proceed going forward. Discussion ensued over the zoning district in which the property is located and whether a variance or special exception would be required before applying to the Planning Board. After discussion, McConarty stated the property is in the village district and this case would fall under Article 34.3.e – ***Group*** Homes and expansion of a non-conforming structure the Planning Board agreed. Mr. Fallon made arrangements to speak with McConarty about submitting the building permit and plans, then applying to the Zoning Board of Adjustments for a Special Exception. Once they obtain the Special Exception approval from the ZBA, they can apply to the Planning Board for a Site Plan Review.

Unsatisfied Conditions: (continued from previous PB Mtgs): See separate sheet with details.

- See separate sheet with details.

Case #19-4-SPRA: owner – John Pearson c/o 1314 NH RT 16, LLC of 1312 Route 16. Tax Map: 099 Lot: 021 Granted Conditional Approval for a Site Plan Review Amendment pending the following conditions:

1. Fire Chief Approval -
2. Zoning Officer Approval - [Received](#)
3. Revised plans with signature block – [Received](#)

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

A **Motion** by Cohen to remove conditions two and three from the list of unsatisfied conditions. Barron seconded. No Discussion. A unanimous vote was taken by show of hands. **Motion passed.**

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. Cohen acknowledged receipt of the Mylar plans for approval and have been signed.

A **Motion** by Cohen to remove this condition from the list of unsatisfied conditions. Barron seconded. No Discussion. A unanimous vote was taken by show of hands. **Motion passed.**

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. 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.

1. 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)**

Nash informed the Board that Attorney Sager was provided the total amount held for Gary Coyne and is waiting to hear back from Attorney Sager. Barron commented that condition #5 should be removed because it's no longer needed since the contract is being drawn up. Fischbein questioned if the case could be removed from the agenda since it's pending Attorney Sager. It was explained the case cannot be removed until the contract is in place, securing the surety.

A **Motion** by Barron to remove condition #5 from the list of unsatisfied conditions. Cohen seconded. No Discussion. All others voted by a show of hands. Billings abstained. **Motion passed.**

Public Hearing for Scheduled Cases

New Business:

- **Case #20-1-SUBD:** 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)

Lawrence Gray was present to update the Board that they are hoping to go before the Wakefield Planning Board on July 16th and to return to the Ossipee Planning Board on July 21st or it won't be until Aug 6th. After discussion Lawrence Gray requested a continuance until July 21st, 2020.

A **Motion** by Barron to Continue **Case #20-1-SUBD:** Van & Constance Hertel & Lawrence & Erika Gray of Granite Rd., Ossipee & Leighton Corners Rd., Wakefield. Tax Map: 263 Lot: 015 until July 21, 2020. Smith seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

- **Case #19-9-SPR:** (Continued 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:

Wetlands Permit: Tax Map: 029 Lot: 001: Northgate Ossipee, LLC c/o Chelsea Bossenbroek of 110 Nichols Rd. has submitted a Standard Dredge & Fill Permit Application for improvements to the existing boat launch located near the marina.

Otterbach requested to review the application after the meeting.

Any Other Business Which May Come Before This Meeting: None was presented.

Next Meeting & Public Hearing: [July 21, 2020 @ 7:00 pm](#)

Adjournment:

A **Motion** by Barron to adjourn. Cohen seconded. No discussion. A unanimous vote was taken. **Motion passed. Meeting adjourned** at 7:43 PM.

Minutes approved by majority vote of the Board on – _____
Date

Sharon “Sharie” Cohen, Chairman
Ossipee Planning Board