

OSSIPEE PLANNING BOARD
MEETING MINUTES
July 21, 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, Jonathan Smith (Select. Rep), and Steve McConarty (ZEO).

Absent: Bruce Stuart, Krystal Eldridge and Alternate-Tim Otterbach

Regularly Scheduled Meeting

Meeting Minutes: Review to approve Meeting Minutes of 07/07/2020.

A **Motion** by Barron to approve the minutes of the July 7, 2020 as submitted. Smith seconded. No Discussion. A unanimous vote was taken by show of hands. **Motion passed.**

Informal Discussion:

- Jim Rines of White Mountain Survey & Engineering, Inc, presented seeking direction from the Planning Board on 760 White Mountain Highway, LLC. Rines reminded the Board that 760 White Mountain Highway, LLC of 760 Route 16. Tax Map: 250 Lot: 005 was previously approved to construct 22 – duplex modularly units, with 2 – bedrooms in each unit, in a condominium subdivision. The duplexes were to be phased in depending on the market of sales. The first two units were constructed but due to a variety of circumstances the units have not sold.

Rines presents seeking preliminary application direction on converting the previously approved 22 – duplex units for a total of (44) 2 – bedroom units, to (24) 3-bedroom single family manufactured homes in a manufactured home subdivision under **Article 34.1.F – Manufactured Home Subdivision** within the Corridor District where manufactured homes are not permitted. Rines noted they received ZBA approval on July 14, 2020 and is inquiring if the Planning Board believes they should come back to the Planning Board for an Amendment to the Site Plan Review or they could proceed as planned.

Discussion ensued over the number of homes and each homes to have its own water and septic. Rines noted there would be less density because there would be approximately 20 less homes, less driveways, less traffic. The first 2 duplexes units will remain, but each owner would own their manufactured home and a portion of the land, but will have access rights to the common areas while maintaining the condominium life style. Fischbein questioned if the market changes again; will this project change back to constructing the duplexes on the next phase or remain with manufactured homes. Rines responded it could depending on the market. After discussion Rines c/o 760 White Mountain Highway, LLC will need to apply for an amendment to the site plan review.

- Kevin Randall and a neighbor bought the property of 1 Blueberry Rd., for the land. Is looking sell the double-wide manufactured home and wants to subdivide the 2.61- acre into 2 – lots. Each lot will has 200 ft. of frontage on Blueberry Lane and Leavitt Rd. He would like to subdivide the parcel on Blueberry Rd to

a 1-acre lot and the remaining 1.61-acres will go to the Leavitt Rd. parcel. The Board advice Mr. Randall that he will need to apply for a subdivision with the Planning Board, will need the Blueberry Estates Association approval, and will need to verify through the Associations By-Laws Covenants shows no restrictions to subdividing this parcel and the deed holds no restrictions to subdividing.

- Misty Ryder inquire of the status of the Master Plan and of the new community center at 26 Moultonville Rd.
 1. Master Plan: Cohen stated it was put on hold during COVID-19 shutdown but will be added back onto the agenda going forward. Fischbein informed her that a lot was done prior to COVID-19, and that Otterbach and himself have been working on it. The Zoning Ordinances should be based on the Master Plan not vice-versa.
 2. Community Center: They have started the paperwork for opening a Community Center at 26 Moultonville Rd. It will be a 501c3, the building will be brought up to code and will be applying for a Site Plan Review for a change in use. Target areas will be determined by public interest, instructional classes and youth educational programs. They hoping to work with (OCC) Ossipee Concern Citizens Programs and the Kingswood Arts Programs.

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

- 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 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.

1. Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton.
(Pending)

Public Hearing for Scheduled Cases

New Business:

- **Case #19-9-SPR:** (Request for a continuance was received on 07/20/2020 – Requesting to continue until August 18th, 2020 Planning Board meeting.) **REHEARING** –New Circular Wireless (AT&T) c/o SmartLink. Representing Agent is Adrienne Banks 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 a total height of 140 ft. at the wireless Base Station. *(This case was originally continued until April 7, 2020 pending receipt of SE from the ZBA but returned on February 4, 2020 with revised plans in compliance with the zoning ordinances and was conditionally approved. That decision has been null and void due to insufficient abutters notification and the applicant is here for a rehearing.)*

A **Motion** by Barron for **Case #19-9-SPR:** REHEARING –New Circular Wireless (AT&T) c/o SmartLink. Representing Agent is David Walsh for 88 Walker Hill Rd. Tax Map: 252 Lot: 022. to approve a request for Continuance until the August 18th, 2020 Planning Board meeting. Fischbein seconded. No

discussion. A unanimous vote was taken. **Motion passed.**

- **Case #20-1-SUBD: (Request for Continuance until August 18, 2020 – pending Wakefield approval)** 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)

A **Motion** by Billings for **Case #20-1-SUBD:** Van & Constance Hertel & Lawrence & Erika Gray of Granite Rd., Ossipee & Leighton Corners Rd., Wakefield. Tax Map: 263 Lot: 015 to approve a request for Continuance until the August 18th, 2020 Planning Board meeting - Pending Town of Wakefield Subdivision approval. Barron seconded. No discussion. A unanimous vote was taken. **Motion passed.**

NHDES/NHDOT:

Wetlands Permit:

- **2020-01146 - Tax Map: 032 Lot: 009:** Elizabeth Sawyer of 156 Leavitt Rd. permit was approved to remove and replace two seasonal piers. The Board reviewed and had no issues with the request.

Any Other Business Which May Come Before This Meeting:

- Steve McConarty, ZEO concerning Site Plan Review Amendments if the project is less than 300 sq. ft. do, they need to come before the Planning Board for approval.

After discussion, the consensus is there is a one-time only opportunity that as long as the project is less than 300 sq. ft. , the owner must first verify with the Zoning Officer/Building Inspector that the project is less than 300 sq. ft. but does not need to come before the Planning Board.

- Steve McConarty, ZEO informed the Board of the status 4 Moultonville Rd. has been issued a denial and has been given all appropriate applications. The owner needs to get ZBA and Planning Board approvals for the renovations taking place.

- Billing wanted to make a motion to send a letter to John W. Dawson, Jr. and representing agent White Mountain Survey & Engineering, Inc. concerning **Case#18-4-SPR**, of 80 Route 16B. Tax Map: 93 Lot: 015 that their pending Conditional Site Plan Review is coming upon the 2 – year expiration affective August 7, 2020. Discussion ensued over potentially closing a thriving business verses other arrangements. Changes have been made to the Regulations that no business is allowed to open until all conditions have been met and clearance from the Zoning Officer/Building Inspector is finalized and documented. The Board agreed to have the owner John W. Dawson, Jr. come before the Board.

A **Motion** by Billings to send a letter to John W. Dawson, Jr. and representing agent White Mountain Survey & Engineering, Inc. concerning **Case#18-4-SPR**, of 80 Route 16B. Tax Map: 93 Lot: 015 notifying them that the Conditional Site Plan Review is coming upon the 2 – year expiration affective August 7, 2020 and is requesting their presence at the next Planning Board meeting on August 4th, 2020 at 7:00 PM to provide an expectation of completion of the pending conditions or the Site Plan Review application will be null and void. Barron seconded. No further discussion. A unanimous vote was taken. **Motion Passed.**

- Discussion ensued over the perception that the Planning Board takes pleasure in shutting down certain businesses for not following regulations, but others are allowed to carry-on. McConarty explained he will work with those businesses that are not fully aware of the regulations and then there are others who have ballant disregard and will just do what they want. As for enforcing the regulations that falls to the Zoning Officer/Building Inspector, but it is up to the Board of Selectmen to enforce any penalties or fines. But a specific business cannot be discussed in a public meeting without the owner being present.

Cohen called for any other business; none was presented.

Next Meeting & Public Hearing: [August 4, 2020 @ 7:00 pm](#)

Adjournment:

A **Motion** by Billings to adjourn. Smith seconded. No discussion. A unanimous vote was taken. **Motion passed. Meeting adjourned** at 7:46 PM.

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

Sharon “Sharie” Cohen, Chairman
Ossipee Planning Board