

**OSSIPEE PLANNING BOARD  
MEETING MINUTES  
September 1, 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), Bruce Stuart, Krystal Eldridge and Alternate-Tim Otterbach.

**Absent:** Steve McConarty (ZEO)

Chairman - Sharon “Sharie” Cohen raise Alternate, Otterbach up to voting status in place of Eldridge.

**Late Arrival:** Krystal Eldridge

Alternate, Otterbach was lowered to non-voting status.

**Meeting Minutes:** Review to approve Meeting Minutes of 08/04/2020 & 08/18/2020.

A **Motion** by Fischbein to approve the minutes of the August 4, 2020 as submitted. Stuart seconded. No Discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

A **Motion** by Barron to approve the minutes of the August 18, 2020 as submitted. Smith seconded. No Discussion. All other voted in favor by a show of hands. Fischbein abstained. **Motion passed.**

**Financials:**

- Budget Report: 07/01/2020 – 07/31/2020 was reviewed and noted that advertising is in the arrears and will need to be possibly increased for the next budget cycle.
- 2020 – 2021 Proposed Budget – The Board chose to discuss at the next meeting.

**Informal Discussion:**

- Chris Lamb is interested in purchasing 976 Route 16 – Eckoff’s Autobody and wants to open the same type of business with no changes. He presented for direction from the Board for any permitting he may need to apply for. Since he will be operating the same type of business, he has no additional permitting with the Town and the Board wished him luck.
- Frank – Belly Busters relocation – no one was present to represent Belly Buster’s so the Chairman moved on to the next discussion.
- Jim Rines – Whit’s End Campground; owner American Campgrounds, LLC c/o Tom Greene on Newman Drew Rd. They want to add some campsites along the river by removing some river side camps and moving the sites back away from the waters edge. The site will be approximately 1,600 sq. ft. with 200 sq. ft. for parking. They are hoping to keep the roadways around the camp the same and not have to enlarge them. The campground is connected to an alert system of impending high water which will notify campers to move their units out of the flood plain. The owner would need to obtain a Shoreland permit, Site Plan Review from the Planning Board, and the Fire Chief approval. Board discussion ensued.

- Jim Rines – Brett Cushing of ABC Lawn Care recently purchased Elton Cobbs property on Route 16, south of Roger Evans new parcel. The area is zoned residential, but Mr. Cushing would like to run his business out of this location. Rines noted he needs to discuss with Mr. Cushing's about home occupancy, so he, Rines can follow up with the Zoning Enforcement Officer to determine if he will require a Variance along with a Site Plan Review. Discussion ensued over zoning districts, home occupation and requirements, sign ordinance, and having piles of salt and sand in the Water Resource Protection District. Rines clarified the property is not in the Water Resource Protection District according to the new maps. Discussion concerning the owner must live on site for it to be declared a **home** occupation. Rines was advised to obtain a variance from the ZBA and a full Site Plan Review from the Planning Board.

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

- **Case #20-3-SUBD:** Nancy Auletta Rev. Trust and Edward Auletta Rev. Trust of 349 Water Village Rd. Tax Map: 138 Lot: 019 is Granted Conditional Subdivision Approval pending the following conditions:
  1. NH State Subdivision approval
  2. NHDES Wetlands – Dredge & Fill permit – [application submitted 08/18/2020](#)
  3. Driveway Permit – [Received 08/25/2020](#)
  4. Submission of Final Mylar plan for Recording

A **Motion** by Billings to accept and remove condition #3 for Driveway permit from the list of Unsatisfied Conditions. Fischbein seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion Passed.**

**Gravel Pits:**

- **Case # 18-1-GP:** [Pending receipt of signed agreement from Brad Leighton.](#) 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)

Barron stated per conversations he has had with Brad Leighton; it is the Town Attorney Rick Sager who is holding things and has had the signed letter for about three weeks. Nash contested the statement, but Barron was convinced.

A **Motion** by Barron to Continue **Case # 18-1-GP:** Brad Leighton c/o Jon Rokeh, Rokeh Consulting for 75 Chickville Rd. Tax map: 239 Lot: 001 until the September 15, 2020 Planning Board meeting and to send a letter to Attorney Sager questioning the delay. Stuart seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion Passed.**

## **Public Hearing on Scheduled Cases**

**New Business:** No new cases for review

**Master Plan Update:** Ash Fischbein presented a draft letter which will be sent to Town departments, Committee's, Societies and some Organizations for updating their sections of the Master Plan.

Barron left at 19:53.

Master Plan discussion continued which included:

1. Potential changes to zoning districts,
2. Subdivision Regulations for improving housing availability

3. Zoning Ordinance changes
4. Update List of Uses in Table 1.
5. Commercial property for business-friendly areas

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

**Next Meeting & Public Hearing:** [September 15, 2020 @ 7:00 pm](#)

**Adjournment:**

A **Motion** by Billings to adjourn. Fischbein seconded. No discussion. A unanimous vote was taken. **Motion passed. Meeting adjourned** at 8:44 PM.

Minutes approved by majority vote of the Board on –

\_\_\_\_\_  
Date

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Sharon “Sharie” Cohen, Chairman  
Ossipee Planning Board