

**OSSIPEE PLANNING BOARD**  
**MEETING MINUTES**  
**October 6, 2020**

Minutes have been recorded for the convenience of summarization by Angela Rizzitano, Town Secretary in the absence of Laura Nash, Board's & Commission's 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 and asked for all cellphones to be silenced.

**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), Krystal Eldridge and Rick Cousins (New ZEO)

**Absent:** Bruce Stuart, Alternate-Tim Otterbach and Laura Nash, Secretary

**Announcements:** Sharie Cohen – Chairman announced if anyone was present for the White Horse Recovery, there would be no discussion at this meeting.

**Public Input:** Unrelated to any case being presented tonight. None was heard.

**Meeting Minutes:** Review to approve Meeting Minutes of 09/15/2020.

A **Motion** by Barron to approve the minutes of the September 15, 2020 as amended. Fischbein seconded. No Discussion. K. Eldridge abstained. All others voted in favor by a show of hands. **Motion passed.**

**Informal Discussion:**

- Michael Stevens - 1800 Route 16 – he has a vacant lot and 3 - setups for food trucks. He plans to put picnic tables for seating. The Belly Buster's truck will be permanently parked there and have State approval. He plans to add a coffee shack next year. Bathroom facilities will be porta-potties, which has also been approved by the State. According to the State it has to be 100% mobile, so it has to have a quick disconnect for electrical for the trucks to plug into, no water line connections, and the waste is to a gray water tank that has to be pumped out by a professional company.

Board discussed if there are zoning regulations for food trucks. Billings suggested a Site Plan Review for a change in use for operating a commercial business. Discussion ensued under what zoning ordinance would a site plan be required, and Fischbein wanted to investigate the zoning ordinances further before giving approval. Mike Steven informed the Board he had spoken with the former Zoning Officer, Steve McConarty throughout the whole process and he states, Steve McConarty told him he was all set. Mike clarified the water has to be trucked in to a tank for usage.

Rick Cousins wants to contact the State to familiar himself of the regulations. The State has spoken to them about the driveway curb-cuts and they are working on that currently. Cousins is to report back to the Board after he speaks with the State on the regulations and requirements.

- Jeff Behrens – was not present to discuss his plans to the Board.

**Public Hearing on Scheduled Cases**

**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 here for Final Subdivision Approval with the following conditions received:
  1. NH State Subdivision approval – Received 09/15/2020
  2. NHDES Wetlands – Dredge & Fill permit – Received 09/15/2020
  3. Submission of Final Mylar plan for Recording – Received 09/16/2020

A **Motion** by Billings for **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 Final Subdivision Approval with all conditions met and to have the 3 conditions removed 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:** Brad Leighton c/o Jon Rokeh, Rokeh Consulting for 75 Chickville Rd. Tax map: 239 Lot: 001 is Granted Final Approval for an Earth Excavation & Reclamation Permit to re-open the 75 Chickville Rd. Gravel Pit.

The previous meeting minutes were reviewed and confirm a motion had been made to approve the renewal of the gravel pit permit and only the permit required signatures from the Board members to finalize.

#### **New Business:**

- **Ossipee Area Community Center:** 26 Moultonville Rd. Tax Map: 092 Lot: 076. Owner is Deyab Electric, LLC. Roland Millette asking for permitting requirements in order to open and operate the new Community Center while still under construction. In a previous discussion concerning the Community Center, they were advised to contact Steve McConarty, Zoning Officer for any permits. They have spoken with the Fire department and they are requiring 2- exit signs and 2 bathrooms. They talked with Rick Cousins.

Eric Moran commented they are looking for a temporary occupancy permit, so they can open while half the building is under construction. They were told if they closed off the front half of the building, they could have some Saturday night local activity for the kids. One section of the building needs a little ground leveling for the front entrances. Steve mentioned windows work in case of fire. Some slight electrical work, and baseboards. The \$60,000 - \$100,000 needed for construction can wait if they can close it off and start getting the kids coming in.

Billings stated anything having to do with the inside of a building or getting an occupancy permit is under the realm of the Zoning Officer. Anything outside the building is the Planning Board jurisdiction. Billings stated they will need to present their plans on what their wanting to do, how it's going to operate, parking, etc... They are pending State approval as a non-profit organization. The Board advised them to apply for a Site Plan Review – Minor to get started and to make arrangements with the Zoning Officer and Fire Chief for the fire wall and other repairs.

Billings informed Eric Moran if they are wanting to hold outdoor events; 1-2 a year they would need a permit from the Board of Selectmen. If they're planning on holding more than 2 outdoor events per year they to come before the Planning Board for a Site Plan Review Amendment.

#### **Gravel Pits:** (Cont.)

Barron report that he and Sharie inspected the Jeddrey, Eastern Materials gravel pits. They checked on the Ambrose gravel pits but it's all blocked off.

**Master Plan Update:** Letters were sent to each Department Head on the Board's list in phase I with the pertinent chapters of the MP, as follows: Further discussion was put on hold until the next meeting.

Board of Selectmen: ALL Chapters  
Planning Board: ALL Chapters  
Zoning Board of Adjustment: ALL Chapters  
Conservation Commission: Chapters 2, 3, 4, 5  
Economic Development Council: ALL Chapters, emphasis on Chapters 6, 8, 9  
Dept. of Public Works: (Highway Dept.: Chapters 2, 5, - Recreation Dept.: Chapters 3, 5 - Transfer  
Station Manager: Chapter 5, - Water & Sewer Department: Chapters 2, 3, 5)  
Chief of Police, Joe Duchesne: Chapters 2, 5  
All 3 Fire Precincts, Commissioners and Chiefs: Chapter 5  
Library: Chapter 5

**Upcoming Deadlines:**

**Monday, October 19, 2020 - 4:30 PM:** 2021 Proposed Budget – PB to meet with the Board of Selectmen

**Wednesday, October 21, 2020 - 6:30 PM:** 2021 Proposed Budget – PB to meet with the Budget Committee

**Monday, November 9, 2020**

First day to accept petitions to amend zoning ordinance, historic district ordinance or building code for consideration at the 2021 town meeting. [RSA 675:4-120 days prior to town meeting.]

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

**Next Meeting & Public Hearing:** **October 20, 2020 @ 7:00 pm**

**Adjournment:**

A **Motion** by Barron to adjourn. Fischbein seconded. No discussion. A unanimous vote was taken. **Motion passed. Meeting adjourned** at 7:30 PM.

Minutes approved by majority vote of the Board on – \_\_\_\_\_  
Date

\_\_\_\_\_  
Sharon “Sharie” Cohen, Chairman  
Ossipee Planning Board