

**OSSIPEE PLANNING BOARD
MEETING MINUTES
February 21, 2017**

Minutes recorded by and transcribed by Laura Nash, Planning Board Secretary, amendments are noted by ***bold/italic*** type.

Call to Order: Chairman, Connie Billings called the meeting to order at 7:00 PM.

Attendance by roll call: – Connie Billings – Chairman, Roy Barron, Dennis Legendre, Bruce Parson, Rick St. Jean and Steve McConarty (ZEO). **Absent** Frank Riley, Ski Kwiatkowski, and Bob Gillette.

Chairman, Connie B., raised Rick St. Jean to voting status in place of Selectmen Rep. Frank Riley.

Meeting Minutes: the Meeting Minutes from 2/07/2017 were reviewed.

A Motion by Roy B. to approve the minutes of the 2/07/2017 Planning Board meeting as written. Seconded by Rick St. Jean. No further discussion. A unanimous vote was taken. Bruce Parson abstained, as he was not present at the last meeting.

Unsatisfied Conditions: (continued from previous PB Mtgs) Connie B. noted - NO UPDATES

Board	Date	Applicant	List of Conditions
PB	11/03/15	LBWD	Ltr stating manufacturing/light industry only. – To be sent by PB
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: Pending #1: Water Supply Approval
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: Pending #2: Subdivision Approval
PB	09/20/2016	WWSCR-Northgate Ossipee, LLC	SPR granted pending remaining conditions: Pending #3: NHDES Septic Approval

Informal Discussion: Not Present

James Harrigan - Map: 34; Lot 63; Subdivide my existing lot into three (3) vacant lots for future build-able lots (single-family), plus a lot with the existing 3'bedroom home, for a total of 4 lots. Sub Lot 0000; 40 Blueberry Rd Center Ossipee, NH 03894. 11.63 Acres, 506,668 sq. Feet. Road Frontage: 874.52' (319.51' plus 555.01'). This is inside of Blueberry Estates, which has bylaws. It is lot #45 of Blueberry Estates.

New Business:

- **Case # 16-7-SPR:** Valley Point, LLC c/o White Mtn Survey, Tax Map: 7 Lot: 11. Build a 5,000 sq. ft. convenient store w/ 25 parking spaces, drive-up window for coffee & prepackaged food, 8 fuel pumps on 4 islands, etc.... Received a letter dated 02/16/2017 from Jim Rines of White Mountain Survey & Engineering, Inc. wishing to continue their case until March 21, 2017 Planning Board meeting. Connie Billings read the letter for the record. On February 21, 2017 received a second letter from Jim Rines requesting to withdraw the application after a defective notice was sent out to abutters in December. Rick St. Jean read the letter for the record. On February 16, 2017, Rick Sager submitted a letter to the Planning Board Secretary, outlining a conversation between Connie Billings, Jim Rines and Rick Sager. The letter instructs Nash to return the applicant application, plans and fees due to the late notice to abutters in December. Nash read the letter for the record.

- **Rick Sager** – Invoice for Services Rendered on 01/17/2017

Motion by Connie B. to approve paying invoice of \$8.03 for the Planning Boards portion of the invoice for travel expense on 1/17/2017. Steve McConarty will submit for payment of \$70.00 for a teleconference he had with Rick Sager on 1/26/2017. Seconded by Roy B. No further discussion. A unanimous vote was taken by show of hands.

- **Jones & Beach Invoice**

Motion by Connie B. to submit an invoice of \$4,500.00 to Northgate Ossipee for reimbursement to the Town of Ossipee c/o Planning Board for contract agreement of a peer review from Jones & Beach, LLC for Westward Shores Camping Resort. Seconded by Rick St. Jean. No further discussion. A unanimous vote was taken by show of hands.

Old Business:

- Bob Gillette submitted an email stating he would not be at tonight's meeting.
- **Master Plan 2016 Revision** – Work Group Committee: Bob Gillette, Rick St. Jean, and Dennis Legendre: **Status Update:** St. Jean noted no updates from work committee. Dennis L. asked if the census information was given to the secretary from Rick St. Jean. Nash replied no.

Any Other Business Which May Come Before This Meeting

Steve McConarty brought attention to **Travel Trailers & Campers** being used on private property longer than the 14 days requirement per Zoning Ordinance 4.9. McConarty states the situation is getting out of control because septic is running down into the lake. McConarty continued stating if someone wants to stay in their camper for up to a year while building their house, he will issue a permit. But there are individuals who are not seeking a permit and are living in the campers longer than the 14 days per calendar year thus violating Zoning Ordinance Regulation – Article 4.9.

Tracy Fitzpatrick – Laconia asked where someone would empty their sewerage from a camper.

Nash asked what the protocol is for violators of Zoning Ordinances. The Board stated its Selectmen jurisdiction to issue a \$250.00 per day fine for each violation.

McConarty to follow up with the Selectmen but any changes to the ZO won't be until next year.

Steve McConarty brought a second discussion to the Planning Board pertaining to **Solar Energy Panels**. Steve and the Board discussed these are getting more popular and the Town needs to be proactive in preparing guidelines and Zoning Ordinances pertaining to size, height regulations, pervious vs. impervious ground cover, setback requirements, permit requirements, etc.... in order for the Town's people to know what's allowed and what's not allowed and for Steve as the Zoning Enforcement Officer to monitor and issue permits.

Connie asked for any other discussion from the public.

Corey Lane requested clarification of Valley Point, LLC. Application process. Specifically, if the application had been accepted and the reasoning for not presenting on February 7, 2017 as expected. Various Board members highlighted the timeline of Valley Point's, LLC. Application process from submission to withdrawal.

Tim Otterbach addressed what he has seen in other Town's pertaining to solar panels. Open discussion ensued.

Tracy Fitzpatrick requested if the application for Valley Point would be online. Nash responded no and if Fitzpatrick wanted a copy, Nash would have to make a copy for her.

Adjournment:

Motion by Roy B., seconded by Rick St. Jean to adjourn the meeting. No further discussion. A unanimous vote was taken by show of hands.

The meeting adjourned at 7:55 p.m.

Next Meeting: **March 7, 2017 @ 7:00 pm**

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

Condict (Connie) Billings, Chairman