

Tentative AGENDA

Details Subject to Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

September 20, 2022 at 7:00 PM

at the Freight House

Call to Order:

Pledge of Allegiance:

Roll Call: Sharon “Sharie” Cohen - Chairman, Bruce Stuart – Vice Chairman, Ash Fischbein, Roy Barron, Krystal Eldridge, Donna Sargent, Jake Dawson, III – (Ex-Officio), and Melissa Ames (Alternate),

Public Input: Unrelated to any case being presented tonight.

Regularly Scheduled Meeting

Meeting Minutes: Review to approve Meeting Minutes of September 6, 2022.

Informal Discussion:

- Arnie Martel of MAR-CORM, LLC, c/o Brad Jones of Jones & Beach Engineers, Inc., would request to be placed on the September 20, 2022 Planning Board agenda for an informal meeting to discuss a proposed residential subdivision of Map 277 lot 004 and Map 277 lot 001. The intent of this discussion is to present our conceptual property layout and hear input from the board on the Browns Ridge Road project before we proceed with any design. I have included a boundary line adjustment plan and gravel pit excavation plan that outlines the limits of our two property’s.

- Martin Beylin is looking to bring Smoker 2 Table to 18 Moultonville Rd. Tax Map: 092 Lot: 079. He’s looking to bring his catering business into a store front at the former Smoking Guns location right in center Ossipee. I want to have my smoked meats and sweets catering business offering food to go at the counter and have an option for guests to sit down and eat. Looking at setting 12-16 chairs on 3 to 4 tables. Also looking to offer a country store with local goods sold out of the fridge and shelved items. Basic foods, snacks and beverages sold out of the country store and of course some fun trinkets that would also be local artists work. Lastly, I would convert the front room to a closed off space and offer yoga classes. Also offer other classes in the space. Looking for your guidance, knowledge and approval.

Unsatisfied Conditions: Status quo

New Business:

- **Case #22-07-SPR:** Cold River Marine of 1805 Route 16. Tax Map: 043 Lot: 005. Representing Agent: Bryan Berling of Land Technical Service Corporation is seeking a Site Plan Review for a Marina Sales/ Service/ Storage Facility on a developed lot in the Roadside Commercial Zone. **(Continued from September 6, 2022)**

- NHDOT letter of response to project received on August 30, 2022.

- **Case #22-05-SUBD:** Steve Wuori, Headmaster of Cornerstone Christian Academy c/o Randy Tetreault, LLS of Norway Plains Associates, Inc. is seeking a Condominium Conversion Plan under Subdivision Regulations to convert the current arrangement to establish the existing private school property, the apartment building and surrounding land into two separate condominium entities. Also, requesting Waivers from Subdivision Section 8.01 (L), (N), (O) & (Q).

- Site Plan Review Regulation - Section **6.07. Waivers**, and Suggested changes to the Site Plan Review Application

Unfinished Business: N/A

- **Master Plan:** Discussion continues...

NHDES Notices:

- **Amended Permit: AoT – 0049B** – Amending AoT-049A permit because of change of ownership from 2012 Foresight Realty Trust Holdings c/o Brad Leighton (Former Gary Coyne Pit) (75 Chickville Rd. Pit) Tax Map: 239 Lot: 001 and Tax Map: 242 Lot: 002 to Ossipee Gravel Pit (PNL 2008 Realty Trust) with amended permit AoT-0049B.

- **AoT Permit – 2223:** Westward Shores Cottages & RV Resort of 110 Nichols Rd. Tax Map: 029 Lot: 001 was approved on September 13, 2022, based on plans and application submitted. NHDES – AoT division is hereby issuing per RSA 485-A:17 Alteration of Terrain Permit AoT-2223.

Any Other Business Which May Come Before This Meeting:

Next Meeting: [October 4, 2022 @ 7:00 pm](#)

Adjournment:

Unsatisfied Conditions

Board	Date of Conditional Approval	Applicant	List of Conditions
PB	04/20/2021	Case #21-02-SPR/SUBD: American Campground, LLC	1. Pending: State of NH Subdivision approval
PB	05/17/2022	Case #22-04-SPR & #22-02-SUP: Maurice Bishop Rev. Trust c/o Jim Rines, of White Mountain Survey & Engineering, Inc. of 340 Route 16B. Tax Map: 074 Lot:010	1. Pending: NHDES septic approval 2. Pending: NHDOT curb cut approval.
PB	07/19/2022	Case #22-02-BLA: BAKB, LLC & Barbara Ann Bee Rev. Trust, of 30 Walker Hill Rd. Tax Map: 125 Lot: 002 & Tax Map: 251 Lot: 002	1. Pending: NHDES SUBD/BLA Approval 2. Pending: Final Plans for Board signatures 3. Pending: Mylar plan for recording with CCRD 4. All Federal, State and Local Regulations shall be followed.
PB	08/02/2022	Case #22-08-SPRA: Mandie & Christopher “Ian” Hagan c/o Rowell's Services, LLC & 2400 Route 16, LLC located at 2400 Route 16, Ossipee NH	2. Pending: Final plans for Approval and Board signatures 3. Pending: Correct Deed showing ownership to Mandie & Christopher “Ian” Hagan c/o Rowell's Services, LLC & 2400 Route 16, LLC 4. All Federal State and Local Regulations shall be followed.
PB	08/30/2022	Case #22-09-SPRA: Josh Kaake c/o 455 Route 16, LLC of 455 Route 16. Tax Map: 266 Lot: 012	1. Pending: NHDES Wetlands Permit Application for the new well. 2. Pending: NHDES Subsurface/Septic Approval 4. Pending: Planning Boards Signature Block on the plans 5. Pending: Final plans showing 3 buildings with the Certified Stamp by a Licensed Engineer on the final plans.