

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

June 6, 2023 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, Brian Ames, and Melissa Ames (Alternate)

Regularly Scheduled Meeting

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of April 18, 2023 and May 16, 2023

Informal Discussion: (Cont.) Nicole & James Walsh for 18 Moultonville Rd. Tax Map: 092 Lot: 079 is looking to open a Bagel & Sub Shop at this location. Property owner is JB Real Estate Investments, LLC.

New Business:

- **Case #23-03-SPR:** Amy & Todd Gogolowski of 1550 Route 16. Tax Map: 053 Lot: 092 is seeking a Site Plan Review to operate a business called Wicked Wares and proposing to use the existing two-story barn as a seasonal Antique and Craft retail store. The Resale store will be open approximately 6 months, May1 to November 1. In addition, sale of plants and garden variety will be available for future sales once the greenhouses are constructed. The single-story red storage barn is currently used for storage/workshop and will continue to be used for storage and workshop. **(Case Continued from May 2, 2023)**

- Request received on May 30, 2023 from Amy Gogolowski requesting a continuance until July 5th, 2023.

- **Case #23-04-SPRA:** EDF Realty, LLC c/o Ash Fischbein of 1230 Route 16. Tax Map: 101 Lot: 001 is seeking a Site Plan Review Amendment for a change in use from an office/apartment space to add a one-bedroom apartment on the first floor, rear area of the barn. Per 2023, Zoning Ordinance changes under Article 34.1 (c) this use is now permitted in the Roadside Commercial District.

- **Case #23-01-SUBD:** Pitchfork Holdings, LLC c/o Evans Brothers, LLC. Representing Agent: Christopher Berry of Berry Surveying & Engineering for 800 Route 16, Tax Map: 124 Lot: 007 is requesting a proposed (7) Lot Subdivision of the 19-acre parcel.

Unfinished Business:

- **Master Plan:** Housing Chapter Discussion continues...
- **Set Public Hearing Date:** To approve final revisions to the SPR & SUBD Regulations & Applications, Fee Schedule & Rules of Procedures:

Any Other Business Which May Come Before This Meeting:

Next Meeting: **June 20, 2023 will have a Special Meeting to discuss Housing Chapter of Master Plan with Housing Grant Consultant from 5:30 – 6:45 pm and Regular PB Meeting to follow @ 7:00 pm at the Freight House.**



Adjournment:

Unsatisfied Conditions

Board	Date of Conditional Approval	Applicant	List of Conditions
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	<ol style="list-style-type: none">1. Pending: NHDES septic approval2. Pending: NHDOT curb cut approval.
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	<ol style="list-style-type: none">1. Pending: NHDES Wetlands Permit Application for the new well.2. Pending: NHDES Subsurface/Septic Approval4. Pending: Planning Boards Signature Block on the plans5. Pending: Final plans showing 3 buildings with the Certified Stamp by a Licensed Engineer on the final plans.
PB	04/18/2023	Case #23-02-SPR: Michael Stevens of 1800 Route 16. Tax Map: 038 Lot: 020	<ol style="list-style-type: none">1. Pending: NHDOT Driveway approval.