

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

July 18, 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)

Public Hearing:

Tuesday, July 18th, 2023 at 6:30 pm

To present and approve the final revisions to the SPR & SUBD Regulations & Applications, Fee Schedule & Rules of Procedures: the public hearing will be in the Freight House with the regularly scheduled meeting to follow at 7:00 PM.

Regularly Scheduled Meeting at 7:00 pm

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of April 18, 2023, June 20, 2023 and July 5, 2023.

Informal Discussion:

- **Dave Ross c/o 1725 Route 16, LLC:** Rep. Agent: Phil Valliere for 1725 Route 16. Tax Map: 043 Lot: 004 and Lot: 003 in the Roadside Commercial district and in the Flood Plain Zone. Is wanting to open Bucket O’ Balls at the former Smitty’s Golf Range and convert the mini-golf course to other recreational accessory uses, (i.e., Axe throwing, concession stand, etc.) File history: Lot consolidation and subdivision approved 12/2/1997, Site Plan Review approved 12/2/1997, Site Plan Review Amendment in 2002 to add the mini-golf course.

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, May 1 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 pending Deed research on Right of Way access and to complete the application form) Requested & Approved a continuance until July 5th, 2023.

- **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. The following permits pending approval and other application revisions needed: (Case continued from June 6th, 2023) Requested & Approved a continuance until July 5th, 2023 pending time to address the following conditions.

1. Local Subdivision Approval
2. Local Zoning Board Approval – Not needed



3. NHDES Subsurface (State Subdivision)
 4. An updated NHDOT Permit – for driveway
 5. EPA Notice of Intent and Stormwater Pollution & Prevention Plan
 6. Natural Heritage Bureau (NHB)
 7. Department of Historical Resources (DHR)
 - a) Update narrative to remove the need for a variance
 - b) Updated plans
 - c) Balance of Application Fees
 - d) Fire Chief's Letter of Approval
- **Case #23-02-LM:** Robert & Melanie O'Blenes, Sr. of 67 Duncan Lake Rd. Tax Map: 122 Lot: 023 and 65 Duncan Lake Rd. Tax Map: 122 Lot: 022 is seeking a lot merger to add a three season room to the existing structure in order to meet setback requirements. 67 Duncan Lake Rd. Tax Map: 122 Lot: 023 will become the lot of record.

Unfinished Business:

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

Notice:

- **Legal review of RSA 674:39**

Any Other Business Which May Come Before This Meeting:

Next Meeting: [August 1, 2023 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 approval 2. 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 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.
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.
PB	06/20/2023	Case # 23-02-SUBD: Good To Go Properties, LLC c/o Deborah Wade of 525 Route 25 East. Tax Map: 049 Lot: 003	<ol style="list-style-type: none"> 1. Pending: Fire Chief's letter of approval - Received on 06/30/2023. 2. Pending: State of NHDES Subdivision Approval - Received on 06/30/2023. 3. Pending: Mylar plan for recording with CCRD