

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

March 5, 2024 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 Vacant (Alternate)

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of February 20, 2024

Informal Discussion:

- Geoffrey Stiff of Spring Rd. Tax Map: 107 Lot: 052 is wanting to discuss an approved 1895 subdivision.

Unfinished Business:

- **Master Plan:** Discussion continues on other chapters...

New Business:

- **Case #24-01-LM:** Applicant - JFJ Holdings, LLC for owner, CAFUA Realty Trust, CLXIX, LLC of 920 & 924 Route 16. Tax Map: 123 Lot: 022 and Lot: 023 is seeking a Lot Merger of Lot: 023 to become one lot of record under 924 Route 16 - Tax Map: 123 Lot: 022
- **Case # 24-02-LM:** Applicant – Henry Gelinias & Gary Martischnig of 2175 Route 16. Tax Map: 018 Lot: 007 is seeking a Lot Merger with Henry Gelinias of 2145 Route 16. Tax Map: 018 Lot: 003 to become one lot of record under Tax Map: 018 Lot: 007.
- **Case #24-01-SPR & Case #24-02-SUP:** Applicant - JFJ Holdings, LLC for owner, CAFUA Realty Trust, CLXIX, LLC of 924 Route 16. Tax Map: 123 Lot: 022 is seeking a Site Plan Review and a Special Use Permit to redeveloped the properties for the construction of an 1,848 sq. ft. quick service restaurant with drive-thru, associated parking and site improvements which include a new stormwater management system, utility connections, landscaping and new driveways configurations and ongoing permitting with NHDOT.

Unsatisfied Conditions:

- **Case #23-04-SUBD:** The Neal Family Trust of Twin Cottage Lane off Blake Hill Rd is Granted a Conditional Subdivision for a (3) lot subdivision.
 1. **Pending:** NH State Subdivision approval for Lots 1 & 2 for being less than 5 acres. **Received 02/28/2024**
 2. **Pending:** Receipt of Mylar Plan for recording – **Received on 02/29/2024**

Notices:

- **Effingham ZBA:** Notice of Public Hearing on March 6th, 2024 at 7:00 pm at the Effingham Town Hall Meeting Room.

- **NHDES File # NHB23-3639:** Standard Dredge & Fill - Wetlands Permit Application for Kevin and Deborah Randall at 50 Leavitt Rd. Tax Map: 033 Lot: 006 are proposing to install 5 docks (6ft. x 40ft.) on the Southside of Loon Island, Tax Map: 032 Lot: 013.
 1. [Received updated photos of the island.](#)
- **NHDES LMR # 2021-00326:** Standard Dredge & Fill - Wetlands Permit Application for previous land owner: Van Hertel and current owner: Robert Woods for 11 Connor Pond Rd. Tax Map: 061 Lot: 006 for a proposed after-the-fact impacts as part of an on-going wetlands restoration. The project proposes 4 after-the-fact wetland crossings for the construction of an access road/driveway from Connor Pond to access the buildable portion of the property.
- **NHDES:** Standard Dredge & Fill - Wetlands Permit Application for Northgate Ossipee, LLC, 110 Nichols Rd. Tax Map: 029 Lot: 001. Project proposes armoring two areas of the Ossipee Lake shoreline at Westward Shores Cottages & RV Resort in Ossipee. The first area in the Point, which includes the campground marina and boat launch. The area is seeing erosion along the south and east shoreline. The second area is the Cove. The area has experienced flowing flood waters off the Bearcamp River that have eroded the north bank, causing loss of land and potential loss of campsites if not corrected.

Next Meeting:

- **March 19, 2024: @ 7:00 pm at the Freight House**

NHMA Zoning Ordinance Deadlines:

- **Tuesday, March 5, 2024**

Last day to submit zoning ordinance protest petition to require 2/3 vote at town meeting. [RSA 675:5- at least 7 days before town meeting]

- **Tuesday, March 12, 2024:** Town Elections.
- **Wednesday, March 13, 2024:** Town Meeting.

Any Other Business Which May Come Before This Meeting:

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	11/21/2023	Case #23-04-SUBD: The Neal Family Trust of Twin Cottage Lane off Blake Hill Rd is Granted a Conditional Subdivision for a (3) lot subdivision	<ol style="list-style-type: none"> 3. Pending: NH State Subdivision approval for Lots 1 & 2 for being less than 5 acres. Received 02/28/2024 4. Pending: Receipt of Mylar Plan for recording – Received on 02/29/2024