

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

April 16, 2024 at 7:00 PM

at the FREIGHT HOUSE

Call to Order:

Pledge of Allegiance:

Roll Call: Sharon “Sharie” Cohen, Ash Fischbein, Krystal Eldridge, Brian Ames, Connie Billings, Katherine Alexander, Tracy Fernandez (Selectmen’s Ex-Officio) and Bruce Stuart (Alternate)

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of February 20, 2024, March 5, 2024 and April 2, 2024

Informal Discussion:

- Mohanbhai Patel for 870 Route 16 (former Dunkin Donut’s) presents to discuss his plan for the property and to get direction from the Board on how to proceed.

Unfinished Business:

- **Master Plan:** Discussion continues on the Vision and Land Use chapters.

New Business:

• **Case #24-03-LM:** Calderwood Real Estate, Corp. owner; Arif Shaikh (President) is requesting a Lot Merger to merge a parcel of land on Route 16. Tax Map: 080 Lot: 001 with 151 Route 16B. Tax Map: 087 Lot: 039 to become one lot of record under 151 Route 16B.

Notices:

NHDES

• **File # 2024-00378:** Deborah Randall of 50 Leavitt Rd. and Loon Island-Leavitt Bay. Tax Map: 032 Lot: 013 for Standard Dredge and Fill Wetlands Permit Application is requesting additional information due by June 2, 2024.

ZBA

• **Case #24-02-V:** Owners: Keli & Michael Wynne of 10 Frost Road. Tax Map: 066 Lot: 052 is Granted a Variance from Zoning Ordinance Article 6.4.2 (a) Side setback and Article 8.2 Greenspace to construct an attached 20 ft. x 26 ft. garage and an 8 ft. x 15.5 ft. breezeway within 12.6 ft. (NE Corner) and 16.3 ft. (NW Corner) of the side property line.

Next Meeting:

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

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	03/05/2024	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	<ol style="list-style-type: none"> 1. Pending: Fire Chief's Final letter of approval with Fire Chief's conditions met. 2. Pending: NHDES Septic System Approval 3. Pending: ADA Parking per Town specifications 4. Pending: NHDOT Curb Cut approval 5. Pending: Completed Traffic Analysis