

## **Tentative AGENDA**

*Details Subject To Change until the Day of the Meeting*

### **OSSIPEE PLANNING BOARD**

**December 3, 2019**

#### **Call to Order:**

#### **Pledge of Allegiance:**

**Roll Call:** Connie Billings, Sharon “Sharie” Cohen, Roy Barron, Tim Otterbach, Bruce Stuart, Sue Simpson (Select. Rep), Peter Zavas, Alternate- Krystal Eldridge, and Steve McConarty (ZEO).

**Public Input:** Unrelated to any case being presented tonight.

**Meeting Minutes:** Review to approve Meeting Minutes of 11/19/2019.

#### **Financial:**

- Budget Report:

#### **Informal Discussion:**

#### **Unsatisfied Conditions: (continued from previous PB Mtgs):**

- See separate sheet with details. (No updates)

#### **Unfinished Business:**

Gravel Pits: (Status Quo)

#### **New Business:**

- **Case #19-4-SUBD:** Van E. Hertel, Sr. Blake Hill Rd. Tax Map: 223 Lot: 003 Sub: 003 & 002 is looking to subdivide the lots. Lot: 3-2 = 11.23 acres, Lot: 3-3 = 10.734 acres and Lot: 34 = 6.223 acres. All three lots will exceed the required 200 ft. of road frontage.
- **Case #19-8-SPR:** Frank Varney of 44 Route 28. Tax Map: 126 Lot: 018 is requesting a Site Plan Review to formalize a gravel driveway (4,097 sq. ft.) and construct a 4,800 sq. ft. building to store and maintain his own vehicles and trailers. Mr. Varney will not take in outside vehicle or trailer service work and will not be open to the public.
  1. Waiver Request 6.04.4 (G) (3) – Scale: the scale shall be a minimum scale of 1 inch = 20 ft. Due to size of lot of the initial plan is scaled at 1 inch = 70 ft., to show the entire parcel. The second plot identified as sheet 2 is a 1 inch = 30 ft. scale to show greater detail for the area in question.
- **Case #19-1-Modification of the Terms and Conditions of the Approval for Case #19-2-SUBD:** owner – John Howell of 95 Leavitt Rd. Tax Map: 031 Lot: 031 for a 2 - Lot Subdivision was granted a Conditional Subdivision Approval pending occupancy of proposed apartment in the existing garage with the following conditions:
  1. Issuance of a Certificate of Occupancy from the Zoning Enforcement Officer for the proposed apartment of the existing garage on proposed lot 2.
  2. In accordance with Zoning Ordinance: “9.5 - EXPIRATION OF APPROVAL: If the (industrial) use has not commenced within two (2) years, the approval for such use shall be null and void. (Amended March 14, 2017)”

3. Submittal of Final Mylar Plat Plans and Fees for Recording

4. All Federal, State, and Local Regulations shall be followed.

- **Land Technical Service Corp.** submission of existing boundary survey for John Jeddrey, Jr. Polly Crossing Rd, under RSA 676:18 IV for information purposes only and recording of said plat under RSA 676:18 III.

**Job Opportunities:**

- Superintendent of Works – **Applications due by December 4, 2019 at Noon.**

**Any Other Business Which May Come Before This Meeting:**

**Adjournment:**

Next Meeting: **December 17, 2019 @ 7:00 pm**

**Unsatisfied Conditions**

Board	Date	Applicant	List of Conditions
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #1: Written proof of who is responsible for the clean-up of offsite drinking wells both private and public with proof on the means to do so. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #2: All excavation shall be under the supervision of NHDES with continued testing being done to prove that no new contamination is present. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #3: All contaminated soils shall be removed from the site and safely disposed of per NHDES regulations. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #4: No new construction of any buildings shall begin until the entire site is deemed safe and clean of all contamination. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #5: Plans that show the prevention of further groundwater contamination. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions: #6: Plans for groundwater contamination monitoring shall continue until NHDES reports the site is safe and all drinking wells are clean for a timeline as set by NHDES per the Petroleum Fund Regulations or 5 (five) years whichever is greater. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions: #7: Proof of State approval of the water well and septic system. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #8: All permit/approvals of Federal, State and Local shall be in place before any construction begins. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions: #9: No salt to be used for snow and ice removal. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #10: All construction shall be materially of the latest design. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #11: All Federal, State and Local Regulations shall be followed. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions #12: Site shall be developed as per site plans approved by this Planning Board. <a href="#">Case continued until February 1, 2020.</a>
PB	06/06/2017	Valley Point, LLC	SPR granted <b>Pending</b> remaining conditions: #13: Any spills, requiring notification of NHDES, per NHDES rules, shall result in the evacuation of the Oil and Water Separator system and shall be cleaned semi-annually. <a href="#">Case continued until February 1, 2020.</a>
PB	11/21/2017	Verizon/H&R Block c/o Dave Poulin	SPR granted <b>Pending</b> remaining conditions: #1: Official Letter from Fire Chief approving the plan. Pending final inspection letter from Fire Chief 05/25/2018 – Certified letter sent requesting an update of Fire Chief's condition for a full fire alarm system.
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted <b>Pending</b> remaining conditions #4: Lighting Plan on Design Plan dated 07/16/2018 on aerial plan and interior plan dated 06/16/2018.
PB	08/07/2018	John W. Dawson, Jr/Laundry Mat	SPR granted <b>Pending</b> remaining conditions #5: Variance approval by ZBA
PB	09/18/2018	Brad Leighton – Chickville GP	<b>Pending</b> condition #1: Legal documentation to support which owner put forth the reclamation fees, Coyne or Leighton.

PB	09/18/2018	Brad Leighton – Chickville GP	Pending condition #2: Legal opinion from the Town of Ossipee’s, Attorney Sager on the disbursement of Mr. Coyne’s money.
PB	02/19/2019	Northgate Ossipee, LLC – WWSCG	SPRA granted Pending conditions: #2: The swimming pool will not be constructed until receipt of the State Pool Permit Approval.
PB	08/06/2019	John Howell-Case#19-2-SUBD	SUBD granted Pending 1. Pending an Issuance of a Certificate of Occupancy for the existing garage.
PB	08/06/2019	John Howell-Case#19-2-SUBD	SUBD granted Pending 2. In accordance with Zoning Ordinance: “9.5 - EXPIRATION OF APPROVAL: If the (industrial) use has not commenced within two (2) years, the approval for such use shall be null and void. (Amended March 14, 2017)”
PB	08/06/2019	John Howell-Case#19-2-SUBD	SUBD granted Pending 3. All Federal, State, and Local Regulations shall be followed
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted Pending 1. Fire Chief Approval
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted Pending 2. Zoning Officer Approval
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRA granted Pending 3. Revised plans with signature block
PB	08/06/2019	John Pearson c/o 1314 NH RT 16, LLC	SPRS granted Pending 4. All Federal, State, and Local Regulations shall be followed.
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 1. Conditional Waivers: a. Conditional Waiver Request from Section 6.04.04 (H) (2) – Property Lines with condition that the boundary line between the pit and the lease property to left be marked. b. Conditional Waiver from Section 8.02.1 – Landscaping & Buffers with the condition that once installation is complete, they invite the Board for a site visit to determine a landscape plan. c. Conditional Waiver Request from Section 8.02.4 (C) - Lighting Plan with the condition if lights are to be installed at a later date, they will need to come before the Board, again.
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 2. The Boundary Line on Lot: 251/005 and 124/025 is to be established
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 3. Fire Chief official letter of inspection
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 4. Alteration of Terrain – Receipt of State Approval
PB	08/06/2019	Sias Solar Farm, - Buesser, Barbara S., Heckle, Katherine F. & Frederick W. IV. GSSG New Hampshire, LLC	SPR granted Pending 5. All Federal, State, and Local Regulations shall be followed.
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 1. Letter of Authorization from Corporation – Received 11/07/2019
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 2. Application revised to reflect the actual property owner
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 3. Dedicated 2 parking spaces
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 4. Approved NHDES Septic system plans for leach field and septic tank
PB	10/15/2019	Gary R. Wallace Auctioneer, Inc.	SPR granted Pending 5. Application Balance of \$244.00 – Received 11/12/2019