

**OSSIPEE PLANNING BOARD
MEETING MINUTES
November 3, 2015**

Minutes Recorded by Xann Horn, Boards and Commission Secretary
Amendments are noted by ***bold/italic*** type.

Call to Order

Ski called the meeting to order at 7:00 p.m.

Roll Call

Attendance by roll call: Bruce Parsons, Roy Barron, Frank Riley, Ski Kwiatkowski, Connie Billings. Bob Gillette, Roger ter Kuile, and Rick St. Jean (alternate) were not present.

Minutes

Motion: by Roy, seconded by Bruce, to approve October 20, 2015 Planning Board meeting minutes as amended. **All in favor, motion passed.**

Old Business - None

New Business

Informal Discussions

- EFI/ViewTech – property located at 775 Route 16, Tax Map 250, Lot 6

Nick Castel, Operations Manager and Business Planner was present on behalf of LBW&D, fulfillment warehouse providers and logistics providers. EFI ViewTech is a manufacturer based in Meredith that manufactures high end printers and conduct business worldwide. This warehouse would be dedicated just to them for the crating, packaging, and shipping of the printers when they are sold. They will have half a dozen employees. They own a lease option on the building and have a long term contract with EFI ViewTech. There are no plans to expand the footprint, not plans to change the use, and they will use slightly less office space than previously operated. It will not be a change in use but Dave Senecal thought it would be a good idea to come before the Planning Board for an informal discussion. Minor discussion ensued.

Motion: by Connie, seconded by Bruce, that they do not need site plan review as long as they produce a letter stating that this is a manufacturing and light industry business only. **All in favor, motion passed.**

- Former Kokopelli Building

David McGarvey, Managing Director of Keller Williams Coastal Realty was present on behalf of Cohen and Patel who want to open up a convenient store/gas station (single island, two pumps, self service). They have hired an engineer to prepare a site plan review application. Roy discussed the Old Route 16 right-of-way. Discussion ensued. They will need to go before the Zoning Board for a

Variance for underground tanks in the Water Resource Protection District and then submit to the Planning Board for site plan approval.

Any Other Business Which May Come Before This Meeting

- Ski reported on the meeting with the selectmen regarding the budget. The Planning Board approved \$4,300 for the secretary's salary; Ellen White suggested that they up it to \$5,500. Telephone expenses have been added to each board's budget.
Motion: by Roy, seconded by Connie, to raise the planning board secretary amount to \$5,500 and to increase the payroll taxes line items accordingly. **All in favor, motion passed.**
Motion: by Connie, seconded by Roy, to accept the phone charges of \$550 for Planning Board. **All in favor, motion passed.**
Motion: by Connie, seconded by Roy, to accept \$16,221 as the Planning Board's 2016 budget. **All in favor, motion passed.**
- Billboard Signs - Discussion ensued on billboard signs. Frank stated there was just a Supreme Court ruling on this topic. Ellen White will be attending an on-line session regarding this. The sign ordinance is being reviewed; it has not been followed consistently since it was written. Frank stated is his opinion that we are trying to find consistency, what is legal, and what is right for the businesses and town and move forward.
- Letters to Selectmen – Connie reviewed that ~~three~~ two letters were written to the Selectmen asking them to look into several businesses. Frank said that Dave Senecal was given those letters and was told to report back to the Selectmen. The Selectmen will get feedback from Dave Senecal and will report to the Planning Board.
- One Principal Building per Property/Residential and Commercial – discussion ensued; no action was taken.
- Bill Grover, audience member, spoke to the sign ordinance and that something needs to be changed. Frank reviewed the information above. Bill also spoke to the lighting at what used to be Rite Price Auto as it is very bright and dangerous and does not follow the lighting ordinance. It was his understanding that it was going to be taken care of and it has not been. Roy stating it is not up to the Planning Board to provide enforcement. Discussion ensued. Bill stated he will speak to the Selectmen about this. Bill asked about ~~the lot next to Buchanan's storage~~ **Consolidated Auto**, as there are too many cars there and it looks like a junk yard. Something needs to be done keeping in tune with the Master Plan and ordinances. **Bill mentioned Murdawg and** Connie stated that the problem is we never put a limit on the number of cars. Bill stated the ZEO should be familiar with what constitutes a junk yard according to the state regulations and address it.

Adjournment

Motion: by Roy, seconded by Bruce, to adjourn. **All in favor, motion passed.**
The meeting ended at 8:30 p.m.

Minutes approved by majority vote of the Board on _____

Ski Kwiatkowski, Chairman