

OSSIPEE PLANNING BOARD

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

September 1, 2026

7:00 PM at the FREIGHT HOUSE

Call to Order:

Pledge of Allegiance:

Roll Call: Chairman, Sharon "Sharie" Cohen, Vice-Chairman, Michael Durant, Jim Rines (Selectmen Rep.), David Doyle, Katherine Alexander, Steven Brown, Bruce Stuart (Alternate), Ash Fischbein (Alternate), Jay Murphy (Alternate) and Jonathan Smith, ZEO

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of August 18, 2026

Finance:

- New Hampshire Planning and Land Use Regulation, 2026-2027 edition books in the amount of \$144.00.

Informal Discussion: N/A

New Business:

- **Case # 26-02-BLA:** Barabra Ann Bee Revocable Trust c/o Barbara Ann Bee, Trustees & Charles A. Fischbein c/o Kevin Ashe of Verdantas, LLC of 8 Pollys Crossing Rd. Tax Map: 251 Lot: 002 and 30 Walker Hill Rd. Tax Map: 125 Lot: 002 is seeking a Boundary Line Adjustment intended to undo a previously approved adjustment by the Planning Board in 2022. Waivers requested from SUBD/BLA Regulations are:

Section 9.05 (K) - Intersecting roads and driveways within a 200 feet radius of the parcel

Section 9.05 (L) - All dimensions both linear and angular, and curve data necessary for locating the boundaries

Section 9.05 (P) - Location of existing and proposed easements, deed restrictions, parks, and open space

- **Case # 26-03-BLA:** Geoffrey S. Stiff & Betsy K. Mabry c/o Kevin Ashe of Verdantas, LLC of Spring Drive, Tax Map: 107 Lot: 052 and Spring Drive, Tax Map: 107 Lot: 054 is seeking a Boundary Line Adjustment to adjust their common boundaries to better suit their plans for the property. Waivers requested from SUBD/BLA Regulations are:

Section 9.05 (K) - Intersecting roads and driveways within a 200 feet radius of the parcel

Section 9.05 (L) - All dimensions both linear and angular, and curve data necessary for locating the boundaries

Section 9.05 (P) - Location of existing and proposed easements, deed restrictions, parks, and open space.

- **Case # 26-05-LM:** Devon Sacca & Kyle Karschner of 76 & 74 Newman Drew Rd. Tax Map: 025 Lots: 017 & 018 is requesting a lot merger to become one lot of record under Tax Map: 025 Lot: 017.

Gravel Pits:

- **EERP Regulations:** pending updates from EERP committee.

- **EERP due for Renewal:**

- Chickville Holdings, LLC: Former Owner: Ernest Berry c/o Evans Brothers, Tax Map: 231 Lot: 022 Permit expires 07/16/2025. [Second request sent 08/18/2026.](#)

- 2012 Foresight Realty Trust Holdings c/o Brad Leighton of 75 Chickville Rd. Tax Map: 239 Lot: 001, Permit expires 10/6/2026. [Notification was sent on 07/28/2026.](#)

Unsatisfied Conditions: Status quo

Next Meeting: Tuesday, [September 15, 2026](#) - 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	12/17/2024	Case #24-05-SPRA: 455 Route 16, LLC c/o Josh Kaake of 455 Route 16. Tax Map: 266 Lot: 012 received a Conditional Site Plan Review Amendment for Generational Development Apartments - Phase " project.	1. Update Plan with Dimensions - Received 2. Add Signature Block - Received 3. Fire Department Approval Letter - Received 4. Pending: NHDES Septic Approval 5. Pending: NHDES Well Approval
PB	02/17/2026	Case #26-02-SUBD: Janice C. & Claire E. Donovan Irrevocable Trust c/o Steve Michaud of Surveying & Mapping, LLC of 12 Donovan Lane, Tax Map: 137 Lot: 018 - Tuftonboro and 411 Water Village Rd. Tax Map: 137 Lot: 020.	1. Pending: NHDES State SUBD Approval – Notified 06/11/2026 of receipt of approval pending documentation. 2. Pending: Tuftonboro approval - Notified 06/22/2026 of receipt of Conditional Approval pending clarification on # of lots, corrected plans & Mylar. 3. Fire Dept. letter - Received 04/06/2026
PB	04/07/2026	Case #26-01-EERP & Case #26-03-SPR: Ryan Eschbach for owner: Eschbox Ossipee, LLC c/o Bryan Walsh of Verdantas, LLC for 701 Route 16. Tax Map: 130 Lot: 008 is seeking an Earth Excavation Permit and Site Plan Review – Major	1. Special Use Permit – Application Received on 4/14/2026 & Approved on 05/05/2026 2. Pending: Intent to Excavate to be filed w/ Assessor after PB approval 3. Pending: NHDES approvals 4. Fire Department letter - Received 04/20/2026
PB	06/16/2026	Case #26-02-EERP: Eastern Material/Downey & Michael Shea of Goldsmith Road, Tax Map: 243 Lot: 002 is seeking Renewal of their Earth Excavation and Reclamation Permit for 355 +/- acres. (Case continued from June 2, 2026) (Case continued until October 6, 2026)	1. Pending: Update Plan 2. Pending: Add Signature Block