

OSSIPEE PLANNING BOARD

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

June 2, 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

Members: Alternate, Bruce Stuart has officially been sworn into office until March 2027

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of May 19, 2026

Informal Discussion: N/A

New Business:

- **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.

Gravel Pits:

- EERP Regulations: pending updates from EERP committee.
- Earth Excavation & Reclamation Draft Application – Revision to review

Intent to Excavate:

- Buesser, Barbara S, Buesser, William Ronal Jr. & Heckel, Frederick W IV: Route 28, Tax Map: 251 Lot: 005. Total acreage of Lot: 6.54+/- . Date of permit: 02/15/2022. AoT permit: 0093. Total Permitted area is 6+ acres. Excavation area is 0 acres. Reclaimed area as of April 1 is 1 acres. Remaining cubic yards of Earth to Excavate is approximately 100 cu. yds. Estimated cubic yards of sand is 10 cu. yds. To be done by Fred Heckel IV. Taxes paid and Board of Selectmen approved.

- Buesser, Barbara S, Buesser, William Ronal Jr. & Heckel, Frederick W IV: Route 28, Tax Map: 124 Lot: 025. Total acreage of Lot: 181+/- . Date of permit: 02/15/2022. AoT permit: 0093. Total Permitted area is 12+ acres. Excavation area is 3 acres. Reclaimed area as of April 1 is 0 acres. Remaining cubic yards of Earth to Excavate is approximately 5 cu. yds. Estimated cubic yards of sand is 50,000 cu. yds. To be done by Fred Heckel IV. Taxes paid and Board of Selectmen approved.

Report of Excavate Material:

- Buesser, Barbara S, Buesser, William Ronal Jr Heckel, Frederick W IV: Route 28, Tax Map: 251 Lot: 005. Total acreage of Lot: 6.54+/- . Date of permit: 02/15/2022. AoT permit: 0093. Total Permitted area is 6.5+/- acres. Excavation area is 5.5+/- acres. Reclaimed area as of April 1 is 1+/- acres. Remaining cubic yards of Earth to Excavate is approximately 0 cu. yds. Estimated cubic yards of sand is 0 cu. yds. To be done by Fred Heckel IV. Taxes paid and Board of Selectmen approved.

- Buesser, Barbara S, Buesser, William Ronal Jr Heckel, Frederick W IV: Route 28, Tax Map: 124 Lot: 025. Total acreage of Lot: 181+/- . Date of permit: 02/15/2022. AoT permit: 0093. Total Permitted area is 6.5+/- acres. Excavation area is 3 acres. Reclaimed area as of April 1 is 0 acres. Remaining cubic yards of Earth to Excavate is approximately 191,190 cu. yds. Estimated cubic yards of sand is 19,810 cu. yds. To be done by Fred Heckel IV. Taxes paid and Board of Selectmen approved.

Unsatisfied Conditions: Status quo

Next Meeting: Tuesday, [June 16, 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 2. Pending: Tuftonboro approval 3. Pending: 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 2. Pending: Intent to Excavate 3. Pending: NHDES approvals 4. Fire Department letter - Received 04/20/2026