

OSSIPEE PLANNING BOARD

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

May 5, 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) and Jonathan Smith, ZEO

Members: Jay Murphy – Alternate

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of April 7, 2026 & April 21, 2026

Informal Discussion: N/A

New Business:

- **Case #26-02-SUP:** Ryan Eschbach c/o Eschbox Ossipee, LLC of 701 Route 16, Tax Map: 130 Lot: 008 is seeking a Special Use Permit according to Article XX - Water Resource Protection Districts in accordance with the authority of RSA 674:21 within the Groundwater Protection Area for a phased project. Phase I is the proposed initial development beginning with earth excavation involving the commercial taking of sand and gravel materials in accordance with RSA 155:E including reclamation and land use of the site, which consists of commercial outdoor gravel parking for Phase II: The proposed use of open air outdoor storage. Representing Agent: Bryan Walsh of Verdantas, LLC.

Gravel Pits:

- **EERP Regulations:** Revision updates

Unsatisfied Conditions:

- **Case #26-04-SPR:** Carelle Rental Property, LLC c/o Mark McConkey for Browns Ridge Rd. Tax Map: 278 Lot: 004 is seeking a Site Plan Review for placement of a manufactured home and a soft shell secondary building.

1. **Pending:** Revised plot plans showing Fire Dept. requests to meet standards. [Received on 4/28/2026](#)

Intent to Excavate:

- **Tilton Sand & Gravel/Pike Industries, Inc.** – Route 16, Tax Map: 250 Lot: 008. Total acreage of Lot: 71. AoT permit: unknown. Total Permitted area is 117 acres. Excavation area is 3.4 acres. Reclaimed area is 1 acres. Remaining cubic yards of Earth to Excavate is approximately unknown cu. yds. Estimated cubic yards of gravel 40,000 cu. yds. Estimated cubic yards of sand is 40,000 cu. yds. Estimated cubic yards of loam is 1,500 cu. yds. Estimated cubic yards of stone products is 0 cu. yds. Estimated cubic yards of fill is 15,000 cu. yds. for a total of 96,500 estimated cu. yds. To be done by Pike Industries, Inc. Taxes paid, and Board of Selectmen approved.

- **Ossipee Aggregates - Frenchmen's Brook:** Route 16, Tax Map: 130 Lot: 010. Total acreage of Lot: 300. Date of permit: 05/02/2002. AoT permit: WPS5191. Total Permitted area is 25 acres (Phase I). Excavation area is 4.75 acres. Reclaimed area as of April 1 is 3 acres. Remaining cubic yards of Earth to Excavate is approximately 7,998,382

cu. yds. Estimated cubic yards of sand is 90,000 cu. yds. To be done by Moe Langlois of Boston Sand & Gravel. Taxes paid, and Board of Selectmen approved.

- **Eastern Materials:** Polly's Crossing Rd. Tax Map: 243 Lot: 002. Total acreage of Lot: 355+/- . Date of permit: 06/02/2020. AoT permit: WPS-5830. Total Permitted area is $\pm$ 28 acres. Excavation area is +/- 5 acres. Reclaimed area is $\pm$ 1.5 acres. Remaining cubic yards of Earth to Excavate is approximately 200,000 cu. yds. Estimated cubic yards of gravel is 30,000 cu. yds. To be done by Downey Shea of Eastern Materials. Taxes paid. Board of Selectmen approved.

- **Jeddey Gravel Pit** – Polly's Crossing Road, Tax Map: 244 Lot: 002. Total acreage of Lot: 106.1. Date of permit: 12/16/2025. AoT permit: AoT - 1710A. Total Permitted area is 22.10 acres. Excavation area is 18.10 acres. Reclaimed area is 12.0 acres. Remaining cubic yards of Earth to Excavate is approximately 474,604 cu. yds. Estimated cubic yards of gravel 30,000 cu. yds. Estimated cubic yards of sand is 1,000 cu. yds. Estimated cubic yards of stone products is 10,000 – 25,000 cu. yds. To be done by John Jeddey. Taxes paid and Board of Selectmen approved.

- **Pine River Sand & Gravel:** 125 Duncan Lake Rd. Tax Map: 235 Lot: 004. Total acreage of Lot: 134.7 acres. Date of permit: Grandfathered. AoT permit: WSP - 6573. Total Permitted area is 29 acres. Excavation area is 50 acres. Reclaimed area is 7 acres. Remaining cubic yards of Earth to Excavate is approximately 900,000 +/- cu. yds., 24,000 cu. yds. of gravel, 10,000 cu. yds. of stone, 15,000 cu. yds. of sand and 9,000 cu. yds. of fill for a total of 58,000 cubic yards. To be done by Pine River Sand & Gravel c/o Lindsay Donovan. Taxes not paid and Board of Selectmen approved.

- **Ossipee Aggregate:** 368 Route 16. Tax Map: 266 Lot: 007. Total acreage of Lot: 1,318. Date of permit: 05/02/2002. AoT permit: WPS5868a/WP03074. Excavation area is 38 acres. Reclaimed area is 333 acres. Remaining cubic yards of Earth to Excavate is approximately 3,790,788 cu. yds. of stone and 22,433,822 cu. yds. of sand. Estimated cubic yards of gravel is 80,000 cu. yds. and sand is 675,000 cu. yds. and 90,000 cu. yds. of stone products for a total of 845,000 cubic yards. To be done by Moe Langlois of Boston Sand & Gravel. Taxes not paid and Board of Selectmen approved.

- **Dorrs Corner Road:** c/o Evans Brothers, of 172 Dorrs Corner Road. Tax Map: 231 Lot: 022. Total acreage of Lot: 92.75. Date of Permit: 07/16/2019. AoT permit: WPS – 7989. Total Permitted area is 16 acres. Excavation area is 7 acres. Reclaimed area is 10 acres. Remaining cubic yards of Earth to Excavate is approximately 210,000 cu. yds. Estimated cubic yards of: Gravel: 90,000 cu. yds., Sand: 16,000 cu. yds., Loam: 8,000 cu. yds., Stone Product: 12,000 cu. yds., for a Total: 126,000 cu. yds. To be done by Evans Brothers, LLC. Taxes not paid and Board of Selectmen approved.

Report of Excavate Material:

- **Ossipee Aggregate:** 368 Route 16. Tax Map: 266 Lot: 007. Total acreage of Lot: 1,318. Excavation area is 38 acres. Reclaimed area is 333 acres. Remaining cubic yards of stone 3,790,788 cu. yds. and sand 22,433,822 cu. yds. Estimated cubic yards of gravel is 43,635 cu. yds. and 444,532 cu. yds. of sand and 25,469 cu. yds. of stone products for a total of 513,636 cubic yards. To be done by Moe Langlois of Boston Sand & Gravel.

- **Ossipee Aggregates - Frenchmen's Brook:** Route 16, Tax Map: 130 Lot: 010. Total Permitted area is 25 acres (Phase I). Excavation area is 4.75 acres. Reclaimed area as of April 1 is 3 acres. Remaining cubic yards of Sand is 7,998,382 cu. yds. Estimated cubic yards of sand is 73,874 cu. yds. To be done by Moe Langlois of Boston Sand & Gravel.

Next Meeting: Tuesday, [May 19, 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
PB	04/07/2026	Case #26-04-SPR: Carelle Rental Property, LLC c/o Mark McConkey for Browns Ridge Rd. Tax Map: 278 Lot: 004 is seeking a Site Plan Review for placement of a manufactured home and a soft shell secondary building.	1. Pending: Revised plot plans showing Fire Dept. requests to meet standards. Received on 4/28/2026