

OSSIPEE PLANNING BOARD

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

September 15, 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 September 1, 2026

Informal Discussion:

- Ed Wilder c/o 529 Route 16, LLC wants to add an apartment in the building located at 529 Route 16 in the commercial district.

New Business:

- **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 Continued from October 6, 2026)

- **Case #26-06-LM:** Francis J. Smith, III of 44 & 42 East Side Drive, Tax Map: 119 Lot: 012 and Tax Map: 119 Lot: 013 is requesting a lot merger to become one lot of record under 44 East Side Drive, Tax Map: 119 Lot: 012.

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.](#) [Status quo.](#)
 - Evans Brothers have been requested to come before the Board.
 - 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:

- **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 – Received 09/08/2026
2. **Pending:** Add Signature Block – Received 09/08/2026

Next Meeting: Tuesday, October 6, 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 (Subsequent condition) 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 – Received 09/08/2026 2. Pending: Add Signature Block – Received 09/08/2026