

## OSSIPEE PLANNING BOARD WORKSHOP MINUTES

APRIL 30, 2013

7:00 PM

### CALL TO ORDER

Vice Chairman Ski Kwiatkowski called the meeting to order at 7:00 PM and presided until the arrival of the Chairman.

### MEMBERS PRESENT:

Bill Grover, Condict Billings, Ski Kwiatkowski, Roy Barron, Roger ter Kuile, Peter Zavas and Bob Gillette ZEO David Senecal and ZBA Alternate Lynn Clarke were also present.

The roll was called.

### DISCUSSION:

Ralph Floria asked the Planning Board if trees could be cut from the Northern Blue Skies property for the surveying. He was advised to ask the state about those within their required setback. After referring to the Site Plan Review Regulations, consensus was that it was OK with the Planning Board as long as it was for the surveying. He was also advised that this discussion was non-binding.

Before beginning the discussion about suggested Zoning Changes for 2013, Chairman Bill Grover reviewed the rules of decorum. Bob Gillette explained his proposed change from the 1975 map used to identify properties within the Aquifer area in Article XX – Water Resource Protection Districts –to the map identified in the report “Geohydrology and Water Quality of Stratified Drift Aquifers in the Saco and Ossipee River Basins, East-Central New Hampshire, USGS Water Resources Investigations Report 95-4182 done in 1995. He said that it will be much more defensible legally because it is more accurate and includes wellhead protection areas.

He would advise presenting it to the Selectmen as the next step. Four Board members said that this was a good idea. The Chairman asked Bob to find a map stamped USGS.

Roger ter Kuile said that the word *highly* needs to be removed from the first line of Article 5.8 EXPLOSIVE MATERIALS. Everyone agreed. A typo was found in Article 5.9; *an* should replace *and* in line 3.

The rest of the workshop session was reserved for ZEO David Senecal to identify some areas of the Ordinance that should be considered for changes, because they occur frequently in his work. Under Article 4.4 in the first sentence *or two dwellings per lot* should be added. The sentence about accessory structures should be changed to read *An accessory structure may be permitted upon the premises for any use consistent with that of the principal building(s).*

He suggests that side and back setbacks be relaxed to 10-15 feet for buildings pre-existing before 1988 in the rural district. (Table 2 Dimensional Requirements) The next proposed change is to Article 4.8. Rear boundary lines of property would delineate Zoning District boundaries rather than specific feet of depth.

The Board may consider allowing one or more principal commercial buildings on a lot To avoid a “strip mall” appearance.

The next workshop session is planned for July 30, 2013.

A site plan visit is planned for 6:00PM at the Whittier Pit on May 7, 2013.

**Ski Kwiatkowski made a motion to adjourn at 8:45 PM. Roy Barron seconded the motion and the motion carried.**

Boards & Commission Secretary, Pat Jones