

**OSSIPEE PLANNING BOARD MINUTES
DECEMBER 3, 2013
7:00 PM**

CALL TO ORDER

Chairman Bill Grover called the meeting to order at 7:00 PM.

MEMBERS PRESENT:

Condict Billings, Ski Kwiatkowski, Roy Barron, Roger ter Kuile, Alternate Rick St Jean, Alternate Bruce Parsons, Selectmen's Representative Peter Zavas, and ZEO David Senecal

Roll was called. The Chairman raised Rick to voting status.

Roy Barron made a motion to approve the minutes of the Planning Board meeting on November 19, 2013. Ski Kwiatkowski seconded the motion and everyone voted in favor of the approval of the minutes.

MERGER OF LOTS

Roger ter Kuile made a motion to approve the merger of Lots 21 and 22 on Tax Map 65 for Lewis and Kathleen Avery. Ski Kwiatkowski seconded the motion and it carried.

DISCUSSION:

Mark Paglivea and his partner came in to the meeting at the request of Dave Senecal to discuss their plan to open a firearms store at 1018 Route 16. They have 21 parking spaces. It is located in the Commercial zone so a retail store is a permitted use. David filled out a Site Plan Review Exemption Checklist. The only uncertainty was how long it has been closed. They have a new septic system and a shared driveway. They will need a new sign permit. The hours will be Wednesday through Sunday from 10 to 7. They also discussed safety measures that will be in place. Eventually they want to have an indoor shooting range and they are aware that they will need a Site Plan Review for that. **Condict Billings made a motion that a Site Plan Review is not needed at this time. Peter Zavas seconded the motion and it carried.**

The Chairman asked for a letter from the Fire Chief, because of the ammunition.

ZONING CHANGES:

The Board reviewed zoning articles to be put on the town warrant. The two public hearings will be held on January 7 and January 21. The notice will need to be sent to the paper by December 16 to avoid the confusion of newspaper deadlines before Christmas. Everything needs to be finalized at this meeting and sent to Attorney Sager. A fundamental question for Attorney Sager is whether it is necessary to write out the exact changes or whether it is sufficient to identify the RSA being changed. (674:33, I-a)

There was a lot of discussion about changes to Article 4.4 as to whether adding more primary structures to a lot should be in the commercial zone, residential zone, or both and how many buildings can be on a lot. Condict Billings said that all zones should have no more than 2 principle structures. **Peter Zavas made a motion that all zones should have no more than two principle structures. Roy Barron seconded the motion and it was defeated 3-3. Bill Grover made a motion to table the discussion of Article 4.4 until next year. Ski Kwiatkowski seconded the motion and it passed, 3-2.** The Board began a discussion of the items Connie

submitted for discussion. **Peter Zavas made a motion to table these items because the proponent was not there to clarify them. Rick St. Jean seconded the motion and everyone voted in favor. The Chairman announced that there will be a special workshop to work on zoning changes on January 28, 2014.**

Roy Barron made a motion to approve placing the proposed Articles 27.1, 27.4 and 26.1.6 on the town warrant to be voted on in March. Ski Kwiatkowski seconded the motion and it carried.

Ski Kwiatkowski made a motion to adjourn at 8:35. Roy Barron seconded the motion and it carried.

Boards & Commission Secretary,
Pat Jones