

**Town of Ossipee
Planning Board**

**December 16, 2014
7:00pm**

Board Members Present: Ski Kwiatkowski, Robert Gillette, Roy Barron, Peter Zavas,
Bruce Parsons, Rick St. Jean, Condict Billings

Others Present: David Senecal (Ossipee Zoning Enforcement Officer)
Matt Trahan (Sap House Meadery)

Meeting called to order at 7:00 p.m.

In the absence of Roger ter Kuile, Mr. St. Jean was raised from alternate to voting status for this meeting.

Approval of Minutes

MOTION: On a motion by Mr. Parsons, all voted in favor to approved the November 18, 2014 meeting minutes.

Chairman Kwiatkowski distributed copies of the December 2, 2014 to all members present. The approval of these minutes was tabled to be considered at the January 6, 2015 meeting.

Sap House Meadery

Mr. Trahan, an owner of Sap House Meadery, attended this meeting at the suggestion of Mr. Senecal. Mr. Trahan explained the plan for renovation of the second floor of 6 Folsom Road (the current Sap House Meadery location), the adjacent building at 8 Folsom Road and the plan to connect the two buildings via a breezeway. Mr. Trahan said a merger of the two lots has been approved. Renovations include creating office space above the retail store and many upgrades to the garage building (roofing, electrical, plumbing, and flooring). Before approving the building permit for this project, Mr. Senecal suggested Mr. Trahan attend this meeting to find out if any approvals such as site plan review are needed from the planning board.

MOTION: Mr. Barron motioned that there is no need for Sap House Meadery to undergo a new site plan review, 2nd by Mr. Zavas. Motion passed with all in favor.

Zoning Amendments

Proposed 2015 zoning ordinance changes have been sent to Attorney Richard Sager for review.

Mr. Kwiatkowski noted that to meet the statutory requirements, the last date to post and publish notices for the required public hearings is January 9, 2015.

MOTION: Mr. Billings motioned that the planning board will hold a public hearing January 20, 2015 and, if necessary, a second hearing on February 3, 2015. 2nd by Mr. Barron. All members voted in favor.

Mr. Billings said he has heard concerns about one of the proposed zoning changes that will allow more than one building on commercial lots. He said those with the concerns think this should be allowed in all zones and not restricted to commercial zones.

Mr. Senecal suggested, for 2016, the board begin the process of zoning change review earlier in the year. One change he said should be considered is allowing property owners to construct accessory buildings prior to building their residence.

The board recognized the resignation of Boards and Commission Secretary Pat Jones and expressed gratitude for her knowledge and years of service to the board. The members will be sending a letter and a gift to Ms. Jones.

ADJOURN: Mr. Barron motioned to adjourn this meeting at 7:39 p.m. Mr. Parsons 2nd. All in favor

Minutes approved by majority vote of the Board on _____

Ski Kwiatkowski, Chairman

Condict Billings, Vice Chairman

Bruce Parsons

Robert Gillette

Roy Barron

Peter Zavas

Rick St. Jean