

**OSSIPEE PLANNING BOARD
MEETING MINUTES
January 31, 2017**

Minutes recorded by and transcribed by Laura Nash, Planning Board Secretary, amendments are noted by ***bold/italic*** type.

Live Recording of meeting can also be found on <http://www.governmentoversite.com>.

Call to Order: Chairman, Connie B., called the meeting to order at 7:00 p.m.

Attendance by roll call: Connie Billings – Vice Chairman, Roy Barron, Dennis Legendre, Bruce Parsons, Rick Morgan (BOS – Rep), Rick St. Jean (Alternate) and Steve McConarty (ZEO). **Absent:** Frank Riley, Selectmen’s Rep., Bob Gillette, and Ski Kwiatkowski – Chairman
Chairman, Connie B., raised Rick St. Jean to voting status in place of Ski K. and Rick Morgan, Selectmen Rep. in place of Frank Riley.

Connie read the amended article of:

9.6 DISCONTINUANCE; EFFECT

If the Industrial use is discontinued for one (1) year, **two (2) years**, *the land reverts back to the original Zoning District*. **Per RSA 674:28, III**

Change 1 year to 2 years (striking underlined and italicized from the description) and (replacing with) “If the Industrial use is discontinued for two (2) years, said use shall be deemed abandoned.”

Motion by Roy B. to move to accept article 9.6 as revised. Seconded by Rick St. Jean. No further discussion. A Roll Call vote was taken.

Bruce – Yes, Dennis – Yes, Roy – Yes, Rick M. – Yes, Rick St. Jean – Yes Connie – Yes

Motion passed unanimously.

Rick Morgan read the amendments for Accessory Dwelling Unit Regulations:

Amendments:

Accessory Dwelling Unit Regulations:

Accessory Dwelling Unit is a secondary Dwelling Unit (a) attached and subordinate to a SINGLE FAMILY DWELLING or (b) Detached and subordinate to a SINGLE FAMILY DWELLING.

Section

Where permitted, an accessory dwelling unit shall comply with the following:

1. A maximum of one (1) ACCESSORY DWEELING UNIT' (ADU) per property is permitted. An ADU shall not be permitted on property where more than one DWELLING UNIT currently exists.

Connie B. asked the Board if they want to vote on each regulation separately or as a whole. Since no adjustments could be, made consensus was to vote on the amendment as a whole. Rick Morgan continued reading each regulation.

2. Exterior ALTERATIONS, enlargements, or extensions of the SINGLE FAMILY DWELLING or detached ACCESSORY STRUCTURE are permitted in order to accommodate the ACCESSORY DWELLING UNIT. However, no such change is permitted which would ALTER the appearance of the SINGLE FAMILY DWELLING to look like a duplex or any other multi-family STRUCTURE (i.e. the house should not look like it was designed to occupy more than one family).

The construction of any access ways into the house and/or detached structure which are required for access to the ACCESSORY DWELLING UNIT shall be located to the side or rear of the BUILDING whenever possible.

3. An ADU shall have an area of no less than three hundred (300) square feet and no greater than one thousand (1,000) square feet.
4. A minimum of one dedicated OFF-STREET PARKING space shall be provided for each bedroom in the ADU.
5. The property owner/s at the time the ADU is established shall be required to execute a restrictive covenant running in favor of the Town, which shall be recorded in the Carroll County Registry of Deeds and a copy of which shall be provided to the Planning Board and Tax Assessor prior to the issuance of a Certificate of Occupancy.
6. The property owner/s must occupy one of the two DWELLING UNITS.
7. Where municipal sewer service is not provided, the septic system shall meet NH Water Supply and Pollution Control Division requirements for the combined system demand for total occupancy of the premises.

Open to discussion:

Connie questioned why #5 was listed because he did not remember discussing this regulation at the last meeting. Rick St. Jean agreed. Nash read the original version and pointed out the mark up by Rick Sager. Discussion ensued on what the covenant is and why it's not part of the article. Morgan noted at this point no changes can be made and agreed there is some ambiguous leeway with some of these regulations but this is the version they agreed to at the last meeting.

Motion by Bruce P. move to accept the amendments for Accessory Dwelling Unit Regulations. Seconded by Dennis L. No further discussion. A Roll Call vote was taken.

Bruce – Yes, Dennis – Yes, Roy – Yes, Rick M. – Yes, Rick St. Jean – Yes Connie – Abstained

Motion passed 5 - with 1 - Abstaining.

Discussion between Connie and Rick Morgan over whether this article will be recommended by the Planning Board ensued. The Board agreed to include "Recommended by the Planning Board" to each article along with the vote count.

Adjournment

Motion by Roy B., seconded by Rick St. Jean, to adjourn the meeting.

All voted in favor by show of hands.

The meeting adjourned at 7:17 p.m.

Next Planning Board Meeting: February 7, 2017 @ 7:00 pm

**Minutes approved by majority vote of the Board on – _____
Date**

Condict (Connie) Billings, Chairman