

AGENDA
OSSIPEE ZONING BOARD
December 13, 2016
7:30 PM

Call to Order:

Roll Call: Stanley Brothers, David Babson, Ski Kwiatkowski, Ralph Wurster, Jim Rines, Bob Freeman (alternate), Bill Grover (alternate), and Steve McConarty (ZEO)

Meeting Minutes

Review and Approve Meeting Minutes of November 8, 2016.

Chairman - Stanley Brothers: addressed the Applicants (under RSA 674:33) – If there is not a full 5 member board, even with alternates serving. The applicant has the option of postponing the hearing until all members are present. If the applicant chooses to proceed with the hearing, he/she should be advised that a 3- or 4- member board will not be grounds for an appeal hearing in the event the application is denied.

Budget & Revenue Report

- Budget & Revenue Report – 11/01/2016 – 11/23/2016

New Business

- **Town of Freedom: Board of Selectmen** – per RSA 677:2 Motion for Rehearing from the Ossipee ZBA's decision of 10/08/2016, for Administrative Appeal for Planning Board's decision of Case #16-3-SPR – WWSCR, Site Plan Review approval on September 20, 2016.
- **Case #16-5-SE: Ed & Patricia Gaj** – 36 Long Sands Rd.; Tax Map: 51 Lot: 07 – has applied for a Special Exception from Article 23.2.3 of the Ossipee Zoning Ordinance to remove existing garage with existing apartment and rebuild a larger garage with a full second story larger apartment.
- **Case # 16-12-V: White Mtn. Survey & engineering, Inc. c/o Angus McFarland Limited Partnership** – 25 Gile Rd.; Tax Map: 123 Lot: 52 – has applied for a Variance from Article 6.4 & 23.3.2 of the Ossipee Zoning Ordinance to “Retain existing structure started under building permit B-14-62 dated 09/30/2014. Present structure replaced an existing non-conforming structure, plus A 11.5 sq. ft. non-conforming expansion. Construction began spring of 2015 but has voluntarily ceased due to expiration of building permit & request of town.”
- **Case # 16-13-V: White Mtn. Survey & engineering, Inc. c/o Thomas Green of American Campgrounds, LLC** – 115 Newman Drew Rd. Tax Map: 17 Lot: 1 – has applied for a Variance from Article 15.1.3 of the Ossipee Zoning Ordinance to “Relocate two existing non-conforming campsites to another non-conforming site to allow the installation of a new sewage disposal system.”
- **Case # 16-14-V: White Mtn. Survey & engineering, Inc. c/o Marcin Jarmoc** – 5 Fubur Rd. Tax Map: 44 Lot: 74 – has applied for a Variance from Article 23.3.2, 6.4.1 (c), and 6.4.2, (a) of the Ossipee Zoning Ordinance to “Remove an existing non-conforming detached garage & replace it with an attached garage with living space above.”

Old Business:

- **Case #16-11-V: Mark McConkey c/o Dummer Boys** – 1605 Route 16; Tax Map: 53 Lot: 30 – has applied for a Variance from Article 35.2.p of the Ossipee Zoning Ordinance to permit alterations to existing building to make 1 bedroom apartment. (Continued from 10/11/2016 ZBA meeting)

Any Other Business Which May Come Before This Meeting

- Letter submitted by Jody Ameden c/o Irving Energy indicating conditions have been met. No documentation provided to support.
- Approval of Variance instructions & application
- Approval of SE instructions & application
- Approval of Motion & Decision of Rehearing
- Annual Christmas Potluck Luncheon notice

Next Meeting: [January 10, 2016 @ 7:00 pm](#)

Adjournment