

**AGENDA**  
**OSSIPEE ZONING BOARD**  
**January 10, 2017**  
**7:00 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.

**Public Meeting Session:** (Continued from 12/13/2016 ZBA Meeting)

- **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.

*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.*

**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)

**New Business**

**Case # 16-12-V:** Angus McFarland Limited Partnership c/o White Mtn. Survey & engineering, Inc. – 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.” (Continued from 12/13/2016 ZBA Meeting) Requesting to be continued until February 14<sup>th</sup> ZBA Meeting.

**Case # 16-13-V:** Thomas Green of American Campgrounds, LLC c/o White Mtn. Survey & engineering, Inc. – 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.” (Continued from 12/13/2016 ZBA Meeting)

**Case # 16-14-V:** Marcin Jarmoc c/o White Mtn. Survey & engineering, Inc. - 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.” (Continued from 12/13/2016 ZBA Meeting)

- **Case #17-1-V:** Estate of Young & Sloan c/o Mark McConkey – 12 South Shore Rd. Tax Map: 45 Lot: 4 has applied for a Variance from Article 6.4.1 of the Ossipee Zoning Ordinance to build a new home with attached garage. Variance to reduce front setback to 27 ft.

### **Budget & Revenue Report**

- Budget & Revenue Report – 12/01/2016 – 12/21/2016

### **Any Other Business Which May Come Before This Meeting**

- Notice of Town Reports due by January 27, 2017
- Approval of Variance instructions & application
- Approval of SE instructions & application
- Approval of Motion & Decision of Rehearing

**Next Meeting:** ❤️ February 14, 2017 @ 7:00 pm ❤️

### **Adjournment**