

**Town of Ossipee
Zoning Board of Adjustment**

**January 13, 2015
7:00pm**

Board Members Present: Jean Simpson, David Babson, Ski Kwiatowski, Robert Freeman

Board Members Absent: Stanley Brothers

Meeting called to order at 7:09 p.m.

Case #467 Ronald & Suzanne Ricker

Property located at 73 White Pond Road, Tax Map 129, Lot 23. Applicants are seeking a Variance for side setbacks, Article 6.4.2a, of 15' and 18' and water setback, Article 6.4.1c of 37' and 32'. They are also seeking a Special Exception, Article 23.3.2, to expand a non-conforming structure.

(Note: The applicant's name is misspelled in previous postings of this hearing and is to be corrected to "Richer")

Mr. Richer was present for this hearing. He stated the plan is to build an attached deck on this cottage that is primarily used in the summer months. Building the deck will increase the living space available to his family's use of the property. After some consideration by the Board it was agreed to consider this case to the February meeting. In the interim, Mr. Richer was asked to seek guidance from David Senecal (Ossipee Zoning Enforcement Officer) regarding the high water mark and how to accurately measure water setback. Further, it was noted that Mr. Richer's side setback measurements on the presented map are inaccurate as the measurements do not extend completely to the property line.

Lionel Gagnon (75 White Pond Road) attended and spoke as an abutter. He voiced concern that if this project is allowed to go forward, it will limit access to his property. He specifically stated that delivery trucks or septic pumping trucks servicing his property at 75 White Pond Road will no longer be able to park on the lawn of 73 White Pond Road.

Chairman Simpson stated the public comment portion specific to this hearing will remain open and this case is continued until February 10.

Member Appointed

Chairman Simpson stated she has the authority to appoint Ossipee ZBA members when there is a vacancy. With no objection stated by the other board members present, Chairman Simpson appointed Ralph Wurster to the seat previously held by Lynn Clarke that has been vacated mid-term. Ossipee Town Clerk will be notified of this appointment.

Secretary Vacancy

MOTION: By Mr. Babson to authorize the Ossipee Board of Selectmen to hire a secretary/clerk for Ossipee Zoning Board and for compensation for the position to be taken from the Zoning Board secretary expense line item. The motion passed 3-0 with Mr. Freeman abstaining.

2015 Proposed Zoning Ordinance Amendments

Mr. Kwiatkowski provided each member with a copy of the proposed amendments. The public hearing will be held at the Freight House at 7 p.m. on January 20, 2015. A second hearing, if needed, will be held February 3, 2015.

Meeting adjourned at 8:37 p.m.

Minutes approved by majority vote of the Board on _____

Jean Simpson, Chairman