

OSSIPEE ZONING BOARD MINUTES

JULY 8, 2014

7:00PM

A meeting of the Ossipee Zoning Board of Adjustment was held on July 8, 2014 at the Freight House.

Roll Call

Jean Simpson Present

David Babson Present

Ski Kwiatkowski Present

Stanley Brothers Present

Lynn Clarke Present

Alt. Bob Freeman Present

ZEO David Senecal was present.

Case #464 Darlene Romano, property located at 106 Leavitt Road, Tax Map 31, Lot 49, is seeking a Variance for side setbacks, Article 6.4.2a, of 4' and 14' for a garage addition was continued at the June meeting. The applicant brought in 3 new drawings that show the missing information. The Chairman then asked him to go through the 5 points necessary for a Variance. He said that his neighbor would not be looking at it. It will add to the value. There was discussion about the hardship requirement. Some Board members said that it was a hardship because the lot is long and narrow. Others said that all the lots in that area were like that. Stanley Brothers noted that many of the lots had more frontage and read off examples. An abutter was present to support the applicant. Public comment was closed. **Stanley Brothers made a motion to grant the Variance for a side setback of 4', Article 6.4.2a tied to the plan, meeting all local, state, and Federal regulations with only electricity. If construction is not completed within 2 years, the Variance is null and void. David Babson seconded the motion. The Board voted in favor of all five points, so the Variance is granted.** The Chairman spoke of the 30 day appeal period and the 2 year time limit.

Case #465 Thomas Joseph Feeney RLT, property located at 985 Route 16, Tax Map 118, Lot 14. Applicant is seeking a Special Exception to expand a nonconforming structure as stated in Article 23.3.2.

Tom introduced himself and said that he has bought the stone house to build a solar addition on the back. He has considered a couple of other options for the use of this structure shaped like silos. The plan will create a duplex because the two parts will be connected with a covered walkway. The need for the Special Exception is caused by the short distance from the stone house to Route 16.

The stone house also contains 2000 sq ft of commercial space from an earlier use. **David Babson made a motion to grant the Special Exception for expansion of a nonconforming structure, based on the septic plan, meeting all local, state, and Federal regulations. Stanley Brothers seconded the motion and everyone voted in favor.** There is a 30 day appeal period and a 2 year time limit for the Special Exception to be used.

Lynn Clarke made a motion to approve the minutes of the June 10, 2014 meeting Stanley Brothers seconded the motion and everyone voted in favor.

Election of Officers:

David Babson made a motion to re-elect Jean Simpson as Chairman and David Babson as Vice Chairman. Ski Kwiatkowski seconded the motion, and everyone voted in favor.

Ski Kwiatkowski made a motion to adjourn at 8:45. Stanley Brothers seconded the motion and it carried.

Pat Jones, Secretary