

OSSIPEE ZONING BOARD MINUTES

JULY, 9 2013

7:00 PM

A meeting of the Ossipee Zoning Board of Adjustment was held on July 9, 2013 at the Ossipee Town Hall.

Roll Call

Jean Simpson Present	David Babson Present	Ski Kwiatkowski Present
Stanley Brothers Present	Alt. Bob Freeman Present	Lynn Clarke Absent

Chairman Jean Hansen opened the meeting at 7:00pm. ZEO David Senecal was not present. Alternate Bob Freeman was raised to voting status.

Case #458 Joseph Dirksmeier, Jr. property located at 101 Hodsdon Shore Rd, Tax Map73, Lot 113 is seeking a Variance from Article 6.4.1a for the front setback and 6.4.2a for the side Setback for a shed.

Mr. Dirksmeier said that the shed would be to hold his tools and snow removal equipment. It will make the property look better. The exterior will look the same as the house. The Board determined that he will not be blocking anyone's view. Ski asked about the amount of lot coverage, and it was estimated that it would be less than the percent allowed. A discussion followed about the placement of the structures on Mr. Dirksmeier's two lots. **David Babson made a motion to allow Lot 112, not 113 to be the lot named on the application for the Variance. Stanley Brothers seconded the motion, and it carried, 4-1. David Babson made a motion to grant the Variance for 6.4.1a and 6.4.2a for a shed with the same exterior appearance as the house, tied to these plans and meeting all local, state, and Federal regulations and not to be habitable. Stanley Brothers seconded the motion and it carried.** After more discussion, the applicant was directed to speak with Ellen White about the benefits of a merger of the two lots. The applicant was reminded of the 30 day appeal period.

Alternates:

Bob Freeman asked that he remain the Alternate member and have Alternate Lynn Clark be the board member replacing Len Shurtleff until the next town meeting. **David Babson made a motion that Lynn Clarke be the permanent member, replacing Len Shurtleff, until the next election. Ski seconded the motion. The vote was 4 in favor and one abstention.** Further discussion and consulting legal advice about how alternates are selected to serve on a case indicate that the Chairperson is correct in using the alternate with the most time on the Board. It was also agreed that an Alternate who starts with a case should stay with the Board for the duration of the case.

Needed Zoning Changes:

Ski initiated a discussion about the minor changes added to the proposed ZBA article by the Planning Board. At the last meeting **David Babson made a motion to remove the last paragraph about the procedure for voting on the Variance. Bob Freeman seconded the motion and everyone voted in favor, so there will be no overall vote after the vote on each of the five requirements to get a Variance.**

Ski said that he is putting together an index to be added at the end of the Zoning Ordinance.

At the next meeting there will be a discussion about Zoning Changes proposed by Attorney Sager and the amended application he prepared for the Board.

David Babson made a motion to approve the minutes of the June 11 meeting. Stanley Brothers Seconded the motion and it carried.

David Babson made a motion to adjourn at 8:55, Ski Kwiatkowski seconded the motion and everyone voted in favor.

Patricia Jones
Secretary to the Boards and Commission