

TOWN OF OSS�PEE
ZONING BOARD MEETING MINUTES
June 9, 2015

(Amendments to this set of minutes will be noted in the next meeting's minutes.)

Minutes were recorded by Xann Horn, Boards and Commission Secretary.

Call to Order

The meeting was called to order at 7:00 p.m.

Roll Call

Members present by roll call: David Babson, Jim Rines, Ski Kwiatkowski, Ralph Wurster, Stanley Brothers.

Meeting Minutes

Motion: by Rines, seconded by Brothers, to approve meeting minutes of May 12, 2015. **All in favor, motion passed.**

New Business

Case #15-6-V – Variance Request, Kurt and Kristin Schuhwerk, property located at 28 Long Sands Road, Tax map 51, Lot 11. Norm Garside with Garside Construction, LLC was present to explain the request.

Motion: by David, seconded by Jim, to grant a variance request to Article 6.4, Section 1.c, to follow all state and local regulations and, at the very least, that it does not exceed the wider section of the decks that are currently there.

All five circumstances supporting this request were reviewed individually and Board Members were in favor of the applicant (Jim, Ski, Ralph, David); Stanley abstained. **Motion passed; variance was granted.**

Jim Rines stepped down as a Board Member as he would be representing the next two cases. No alternates were present.

Case #15-5-V – Variance Request, Brandon and Desiree Valley, property located at 10 Eldridge Lane, Tax Map 227, Lot 14. Jim Rines, White Mountain Survey & Engineering, was present to represent Brandon and Desiree Valley and to review the variance request. Minor discussion ensued.

Motion: by David, seconded by Ski, to grant a variance to Article XXIII, Section 23.3.2 and that the project meet all state and federal regulations, and that the old dwelling be removed within 45 days after the Valleys receive their certificate of occupancy.

All five circumstances supporting this request were reviewed individually and all Board Members (Ski, Ralph, David, Stanley) were in favor of the applicant. **Motion passed; variance was granted.**

Old Business

Case #15-4-V – Variance Request, Four Long Pond Realty Trust, property located at 2400 Route 16, Tax Map 7, Lot 11 (continued from May 12, 2105 meeting).

Jim Rines, White Mountain Survey & Engineering, was present to represent Four Long Pond Realty Trust and requested that this case be postponed until a full five member board is available.

Motion: by Ski, seconded by David, to continue Case #15-4-V until the July 14, 2015 meeting. **All in favor, motion passed.**

Any Other business Which May Come Before This Meeting

1. Approval of Expenses

Motion: by Jim, seconded by David, that expenses or reimbursements requested by or for any Board Member be voted on by the Board and reflected in the minutes. **All in favor, motion passed.**

2. Hardship Consideration

Discussion ensued regarding what actually constitutes a “hardship”. David thinks we should have some way in the zoning laws in which we can sidestep these “hardships”. Jim suggested Board Members obtain the *Zoning Board of Adjustment in New Hampshire A Handbook for Local Officials* from the NH Office of Energy and Planning.

Adjournment

Motion: by Jim, seconded by Ski, to adjourn. **All in favor, motion passed.**

The meeting adjourned at 8:03 p.m.

Minutes approved by majority vote of the Board on _____

Stanley Brothers, Chairman