

**Town of Ossipee
Planning Board Meeting
March 17, 2015**

Meeting was called to order at 7:00 p.m.

Board Members Present: Ski Kwiatkowski, Roger ter Kuile, Robert Gillette, Roy Barron, Peter Zavas, Bruce Parsons, Condict Billings, Rick St. Jean (Alternate),

Approval of Minutes

Motion: by Zavas, seconded by Barron, to approve the March 3, 2015 Planning Board meeting minutes. **All in favor, motion passed.**

Discussions

Kerry Fox was present for an informal discussion regarding a subdivision application for David and Renee Nardello in Blueberry Estates. Fox provided the abutter notification envelopes. The members were provided a copy of the subdivision plan for reference. Fox explained that the subdivision would split the current 2.7 acre lot into two 1.3 acres. After brief discussion, it was agreed that Fox would obtain a letter from Blueberry Estates in acceptance of this new lot. Kwiatkowski stated once this letter was received, the timeline would start.

Officer Elections

Kwiatkowski stated to avoid any lengthy discussions and to proceed in an orderly fashion, the following will be observed. Nominations for Chairman will be open from the floor, no second will be needed, nominations will be closed, and the vote will be taken. The same process will take place for Vice Chairman. Barron asked why a second will not be needed. Kwiatkowski explained because it is not a motion. Because it is not a motion, there will be no discussion.

Chairman Nominations: Gillette nominated Kwiatkowski.

Barron nominated Billings.

Vote: 3 in favor of Kwiatkowski, 2 in favor of Billings.

Vice Chairman Nominations: ter Kuile nominated Gillette.

Barron nominated Billings.

Vote: 3 in favor of Gillette, 2 in favor of Billings.

Kwiatkowski continued the meeting as Chair, with Gillette as Vice Chair.

Other Business

- Ralph Florio Billings obtained deeds from town hall for Ralph Florio's application for condominiums on Deer Cove Road. These will be looked into. St. Jean researched this and stated that the state looks at a condo conversion like a new subdivision. Given their requirements, there is no way you could get a septic system on this lot and recommends that the Planning Board not consider it any further until state subdivision approval is granted. Discussion ensued, all were in agreement.

- A Plan of Survey for Roison Prescott, LLC, Tax Map 14, lot 11, was submitted for the town's records prior to recording at the Carroll County Registry of Deeds by White Mountain Survey & Engineering, Inc.
- Review of Current Zoning Ordinances – The revised Zoning articles were reviewed. Comparison needs to be made with what was actually on the ballot.
- A letter was received from the ZBA requesting that the Planning Board review their regulations with regard to special exceptions/variances (making a non-conforming grandfathered lot more non-conforming). Kwiatkowski reviewed the application that stimulated this request and that the state statutes will not allow this. The ZBA voted the application down (2 in favor, 2 opposed).

Kwiatkowski will respond to David Babson, Acting Zoning Board Chairman, in writing. Billings stated this letter needs to come from the Planning Board and the board members need to approve the letter as a board. A letter will be presented at the next Planning Board meeting for review before providing it to the Zoning Board of Adjustment.

Adjournment

Motion: by Gillette, seconded by Zavas, to adjourn.

The meeting adjourned at 8:13 p.m.

Minutes approved by majority vote of the Board on _____

Chester “Ski” Kwiatkowski, Chairman