

OSSIPEE ZONING BOARD MINUTES

APRIL 8, 2014

7:00PM

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

Roll Call

Jean Simpson Absent

David Babson Present

Ski Kwiatkowski Present

Stanley Brothers Present

Alt. Lynn Clarke Present

Bob Freeman Absent

ZEO David Senecal is present.

Case #464 Walter & Cynthia Day, property located on Broad Bay Road, Tax Map 31, Lots 22 and 23. Applicants are seeking a Variance to take down the existing house and build a new house with side setbacks of 8'10" and 18'0", Article 6.4.2a.

Attorney Don Smith introduced those present and then turned the hearing over to Bryan Berlind Of Land Tech. Septic and Shoreland approvals are needed and Lots 22 & 23 are going to be merged. The strategy was to keep the small appearance and have the front look the same. The gravel driveway will still be for one car; there will still be cedar shingles and stone edging. The basement will be insulated and raised above the 100 year flood level.

Don Smith went through the five points necessary to obtain a Variance. He said that there would be no change of use, no traffic issues and the value would be increased. The new septic would be beneficial to the quality of the lake and it would add to the taxes paid. It will be single family and tasteful. The hardship of the land is that it is too narrow to build on without a Variance. There was no input from the public at this time. **Ski Kwiatkowski made a motion to grant the Variance to Article 6.4 2 while meeting all local, state and Federal regulations. Stanley Brothers seconded the motion. The vote in each of the five conditions of a Variance was in favor. Vice Chairman David Babson said that the Variance is granted and explained the 30 waiting period and the two year time allowance.**

In the absence of the chairman, it was decided to wait until the next meeting to hold the election of officers.

ZEO David Senecal distributed two worksheets he found helpful in preparing to vote on the 5 aspects of a Variance and asked the ZBA if they would try them out. He also recommended site visits for everyone on all the cases.

Lynn Clarke made a motion to approve the minutes of the February 2014 meeting. Stanley Brothers seconded the motion and it passed.

David Babson made a motion to adjourn at 7:55, Ski Kwiatkowski seconded the motion, and it passed.

Pat Jones, Secretary