

**TOWN OF OSSIPEE**  
**ZONING BOARD OF ADJUSTMENTS**  
Meeting Minutes  
November 10, 2020

Minutes were recorded by and summarized by Laura Nash, Board Secretary. Revisions to these minutes are noted in ***bold/italic*** type.

**Call to Order:** Ed MacDonald called the meeting to order at 7:04 p.m.

**Members Present by Roll Call:** Ed MacDonald, Roy Barron, Jim Rines, William “Bill” Grover, Alternate – Doreen French and Rick Cousins, ZEO

**Absent:** Daniel Fischbein,

**Meeting Minutes:** Review to Approve Meeting Minutes of 09/08/2020 & 09/22/2020 & 10/13/2020

Rines noted several edits as follows:

Page 1 – “***alternates to serve, the applicant***”

Page 1 – “he wished to ***continue despite having only a four-member board.***”

Page 1 – “the porch to protect ***the stairs*** from weather and meet the egress ***code*** for the doors”

Page 2 – “or they would ***require*** a survey”

Page 3 – “they would be in the same ***footprint as the old stairs.***”

Page 4 - “Rines ***asked whether*** the Peloso’s”

Page 6 – “the actual ***setback*** is 31 ft. from water’s edge.”

A **Motion** by Barron to approve the minutes of 09/08/2020 as amended. Rines seconded. No further discussion. All others voted in favor. MacDonald and Grover abstained. **Motion passed.**

**Meeting Minutes:** Review to Approve Meeting Minutes of 09/22/2020.

A **Motion** by Rines moved to approve the minutes of 09/22/2020 as submitted. Grover seconded. No discussion. A unanimous vote was taken. **Motion passed.**

**Meeting Minutes:** Review to Approve Meeting Minutes of 10/13/2020.

Rines noted several edits as follows:

Page 2 – “Receipt of a letter ***from NHDES stating no permit was needed or*** a Shoreland Permit ***issued by NHDES.***”

Page 3 – “Receipt of a letter ***from NHDES stating no permit was needed or*** a Shoreland Permit ***issued by NHDES.***”

Page 4 – “call from the applicant ***asking*** to clarify”

Page 4 – “the actual ***setback*** is 28 ft. from water’s”

Page 4 – “story for ***additional*** bedrooms.”

Page 5 – “that something is ***amiss*** with the plan”

A **Motion** by Rines to approve the minutes of 10/13/2020 as amended. Grover seconded. No further discussion. All others voted in favor. MacDonald and French abstained. **Motion passed.**

**Financial:** Revised 2021 Proposed Budget

The Board reviewed the revised 2021 Proposed Budget which includes the 2% increase for the secretary’s

salary and benefits per union contract. The revised proposed 2021 budget total is \$19,214.98.

**New Business:** Request for Continuance received until January 12<sup>th</sup>, 2021.

- **Case #20-9-V:** Paul Desimone Rev Trust of 70 Hodsdon Shore Rd. Tax Map: 072 Lot: 004 is seeking a Variance from Article 6 Section 6.4.2.A to demolish an existing home, out house, and shed and construct a new home that is approximately 322 sq. ft. larger and construct a new septic system and install a new well. (Case continued from September 8, 2020)

Discussion ensued over how many times a continuance could be granted until all abutter's are required to be re-notified.

A **Motion** by Barron to grant a final continuance for **Case #20-9-V:** Paul Desimone Rev Trust of 70 Hodsdon Shore Rd. Tax Map: 072 Lot: 004 until the January 12, 2021 meeting, after this date abutter notification will be required at the applicant's expense. Rines seconded. No further discussion. A unanimous vote was taken. **Motion passed.**

**Any Other Business Which May Come Before This Meeting:**

Rick Cousins, ZEO sought guidance from the Zoning Board over if a residential use is permitted in the Commercial Nodal zone. After review of the Zoning Ordinance Table I, a residential use would be permitted in the Commercial Nodal zone by either petitioning to have the zone changed or by seeking a Variance, since it's not currently permitted.

**Next Meeting:**

Regularly scheduled meeting will be on **December 8, 2020 @ 7:00 pm**

**Adjournment:**

A **Motion** by Rines to adjourn the meeting. Grover seconded. No discussion. A unanimous vote was taken. **Motion passed.** The meeting adjourned at 7:30 p.m.

**Minutes were approved by majority vote of the Board:**

_____	_____	Or	_____	_____
Ed MacDonald, Chairman	Date		Roy Barron, Vice Chair (In the absence of the Chairman)	Date