

## OSSIPEE ZONING BOARD MINUTES

JUNE 10, 2014

7:00PM

A meeting of the Ossipee Zoning Board of Adjustment was held on June 10, 2014 at the Freight House.

### Roll Call

Jean Simpson Present

David Babson Present

Ski Kwiatkowski Present

Stanley Brothers Present

Alt. Lynn Clarke Present

Bob Freeman Absent

ZEO David Senecal is present.

**Case #464** Darlene Romano, property located at 106 Leavitt Road, Tax Map 31, Lot 49, is seeking a Variance for side setbacks, Article 6.4.2a, of 4' and 14' for a garage addition.

Members of the Board were concerned about missing information in the application. **David Babson made a motion to continue the case until July 8 with no additional charge to the applicant, so the applicant can provide a drawing of the building showing the height of all 3 sides and the windows, pitch of the roof and siding. Ski Kwiatkowski seconded the motion and the vote was 4-1 in favor.** The applicant asked if he could supply the drawing now. He said that he was concerned about getting the Variance for the setbacks, so he had not proceeded with getting a drawing. The Chair said that he could do the drawing himself. He said that the dimensions of the addition are 16x28, one side will have a garage door and the height will be 15' and 12' with no windows. It was agreed by the board members that they should go through the rest of the application with the applicant to make sure everything else is complete. He was told that he needs to be sure he has completed b, c, e, f, and l on the Plan Requirement Checklist. He gave permission for the Board to go on the property and agreed to put stakes on the corners of the proposed addition. Board members also questioned the presence of a third structure.

Having noted some omissions in the new checklists attached to the revised application form prepared by Attorney Sager, the Board reviewed the two forms' checklists to see what needed to be added or changed on the new form. It was concluded that *j, k, l, and a new letter, m. for curb heights pertain to commercial applications. It was decided that the entire Plan Requirement Checklist would become part of the Application Requirement Checklist as number 8. The first sentence would begin with 4 copies of a plot plan or scale drawing ... Among other changes were the need for a tax card, tax map and photos. Number 3b should say owner of the property. On f & g the word encroachments should be replaced with setback distances to the lot line. F & g should be combined using the old wording, layout. The sentences at the end of the old checklist with lines for the applicant and the secretary or ZEO to sign need to be restored.*

The Chairman will convey these changes to Attorney Sager.

**Lynn Clarke made a motion to approve the minutes of the April 8, 2014 meeting. Stanley Brothers seconded the motion and everyone voted in favor.**

Lynn announced that the July meeting will be her last, because she is moving to Washington state.

**Stanley Brothers made a motion to adjourn at 9:10. Lynn Clark seconded the motion and it carried.**

Pat Jones, Secretary