

**OSSIPEE PLANNING BOARD
MEETING MINUTES
November 17, 2020**

Minutes have been recorded for the convenience of summarization by Laura Nash, Planning Board Secretary and are deleted once minutes are approved; any amendments to the minutes are noted in ***bold & italic*** type.

Call to Order: Sharon “Sharie” Cohen called the meeting to order at 7:00 PM and asked for all cellphones to be silenced.

Pledge of Allegiance: Was recited by all in attendance.

Roll Call: Sharon “Sharie” Cohen - Chairman, Ash Fischbein – Vice Chairman, Connie Billings, Roy Barron, Bruce Stuart, Alternate-Tim Otterbach, Krystal Eldridge and Rick Cousins (New ZEO)

Absent: Jonathan Smith (Select. Rep)

Sharon “Sharie” Cohen explained why alternate - Tim Otterbach could not be raised to voting status for the absent Jonathan Smith (Select. Rep) since he was not appointed as the Selectmen’s alternate.

Meeting Minutes: Review to approve Meeting Minutes of 11/03/2020.

A **Motion** by Billings to approve the minutes of November 3, 2020 as submitted. Fischbein seconded. No discussion. Eldridge abstained. All others voted in favor by a show of hands. **Motion passed.**

Informal Discussion: Felicia Whitney presented with a plan to open an artisan store at 1830 Route 16 next to Pizza Barn. Since the building occupied a previous retail business and the proposed use is retail, and the building has been vacant less than two years. The Boards consensus is no additional Site Plan Review is required. Fischbein suggested reaching out to the Economic Development Council and introduce herself.

Public Hearing on Scheduled Cases

- **Case #20-2-EERP/RI:** Angelini Borrow Pit, Owner - William Angelini Earth Excavation of Effingham. Tax Map: 413 Lot: 138 and Ossipee – Tax Map: 235 Lot: 004 (Right of Way access only) is seeking Ossipee Planning Board’s approval for use of the right of way access under Effingham’s Regional Impact provision. (Case continued to November 17, 2020 at the Town Hall)
 - **Letter of Recommendation from BOS**
 - **Letter from Town Assessor on property values**

Representing agent, Jim Rines of White Mountain Survey & Engineering, Inc. for William Angelini in a gravel pit excavation in Effingham. Rines presented a Corrective Warranty Deed and two Affidavits from Curtis Dow and Karen Dow-Butler confirming the deeded 30 ft. right-of-way easement and clarifying that the Angelini Pit has the right to go through the Green Oaks, now Pine River Sand & Gravel property and that it was not just for residential use. Rines proceeded to explain the purpose and intent of the deed and the affidavits confirm as such.

Board discussion: Stuart inquired about the changes in the deed. Rines noted the changes are in the affidavits, there were no changes in the deed. Otterbach inquired if item (4) on Curtis Dow’s affidavit was recently added or had it been in place. Rines responded it has been in place since 2010. Rines appealed to the Board to determine if the road is adequate for the intended use and to render a decision on the application for the Angelini Pit. Rines answered the question posed concerning the benefits to Ossipee, with the Angelini pit located in Effingham. Rines commented the benefit to the Town of Ossipee is with this application, they get an opportunity for someone else to share in the cost in maintaining the road and

address an issue these abutters are suffering through with no other means aside from the Town to address the road conditions. Mr. Angelini has agreed to share in the cost of maintaining the road but not the entire cost since it's already an existing use with Green Oaks trucks.

Attorney Peter Malia inquired if there was a specific proposal and by whom. Rines commented based upon a quote from the Town Public Works Director, TJ Eldridge, who stated the cost would roughly be an additional \$10,000, above the current budget, for additional grading and calcium applications annually.

Announcements: Chairman, Sharie Cohen announced the Board will move to New Business and announced the following rules to ensure everyone has a chance to speak and be heard.

1. Social Distancing will be required
2. The room capacity is 50 people
3. Abutter's and individuals with vested interest will take priority
4. Speakers will address the Chairman and will stand at the yellow line in order to be heard
5. Speakers are to state their name and address
6. There are to be NO interruptions while individuals are talking. Anyone who does so will be warned. A second interruption will lead to removal.
7. During the public input; individuals who want to speak will be selected by the Chairman.
8. All individuals will be allotted a maximum of 3 minutes to speak in order to allow all to speak.

Attorney Jason Reimers of NH Land Law is the representing counsel for 29 individuals of Duncan Lake Rd., Acorn Dr., Gile Rd., East Side Dr. and would be speaking tonight pertaining to RSA674:53. He additionally requested to have more than 3 minutes to speak. Chairman Cohen granted the request.

Atty. Reimers noted RSA 674:53 does allow for the Board to deny the application. He proceeded to address two aspects of the statute, as follows:

1. Adequacy of Road: The applicant's claim the road base and width is adequate for the truck traffic is unfounded. The Green Oaks gravel pit is a "grandfathered pit," who's truck travels the road, but it does not mean the road is adequate for the current traffic use, nor would it be adequate for an additional 30-40 trucks per day. Resident concerns were expressed starting with the area being Rural Zoned with residential use, road is too narrow after Gile Rd. for walking, dog walking, pushing a stroller, and biking, etc..., road structure of Duncan Lake Rd is inadequate for the current traffic, inadequate road structure is causing houses to shake and rattle, windows and foundations to crack. If the road is inadequate for the current truck flow coming out of Green Oak pit it should not allow access for a second gravel pit with approximately 60 additional trips a day. The road consists of potholes, wash boarding and poor drainage causing vehicle damage, along with dust as previously stated.

Attorney Reimers referenced a statement by Jim Rines from the October 20, 2020 Planning Board minutes, which stated, ***"If a road has adequate geometry, statutorily it has adequacy for the use."*** There is no statute or supreme court that defines adequacy. Attorney Reimers noted the Planning Board is responsible for determining the adequacy of the road access and the impact of the adequacy of the road the propose use would have on it. Attorney Reimers noted according to Ossipee Zoning Ordinances (Z.O.) would support any decision that the road is inadequate except where Duncan Lake Rd. meets Route 16. Duncan Lake Rd. is entirely in the rural district and not even allowed with a Special Exception. Under the Ossipee Zoning Ordinances gravel pit excavation only allowed in the commercial node districts. Attorney Reimers demonstrated on the Ossipee Zoning Map where the Commercial Nodal districts are located. Z.O. Section 3.1.5 is described as ***"Commercial Node District: This district is intended to encourage compact commercial development that accommodates pedestrians and a mixture of uses. The District features shared parking, shared access to a main road, and shared infrastructure that meets state***

water supply and pollution control requirements, including those allowing innovative technology. These areas are intended to accommodate and to concentrate commercial uses that by their nature generate relatively higher amounts of trips.”

Attorney Reimers proceeded to read the Z.O. Section 3.1.7. for the ***“Rural District: The remaining areas of town are largely undeveloped. Here it is intended to protect the town's natural resources from premature and inappropriate development to minimize the need for extending community services, and to conserve open space.”***

Attorney Reimers commented a road in the rural district is not intended to be adequate to serve two gravel pits. All the problem the resident's of Duncan Lake Rd. are experiencing proves the Z.O. point, that not all road in those areas are suitable for commercial excavation pits.

Attorney Reimers noted since Green Oaks gravel pit is “grandfathered” and the residents are held with the effects of Duncan Lake Rd., it's up to the Planning Board to determine if the resident's should be impacted with the effects of two gravel pits.

Attorney Reimers referenced the applicants application states, ***“Given that the vehicles that travel this road now are of the same size and weight, it would appear that the road base and width are adequate for the use.”*** and the Ossipee Town Assessor's letter concludes stating ***“this expansion will not impact the quality of life dramatically over what is currently being impacted by the existing mining operation.”*** Attorney Reimers believes the assessors comment is unfounded and he does not explain if the 20 loads per day is round trips in and out or a total of 40 trips per day and Hayward suggests, ***“this amounts to merely a minor expansion of the existing use...”*** Attorney Reimers spoke today with Green Oaks attorney, Andy Sullivan. Green Oak has 20 – 30 truck trips per day, while the applicant's application indicates 40 – 60 truck trips per day.

Attorney Reimers summarized Mr. Hayward did not conduct any research by speaking with the people of Duncan Lake Rd. The Board cannot go by the concept that because there is already a pit, they should approve a second pit , this ignores the impact of the road and the uses of the road, under RSA 674:53.

2. Impact on the Road: Attorney Reimers stated the Board is to consider the proposed impact on the access. The proposed impact would be all negative for the ROW access, the residents of Duncan Lake Rd and the Town of Ossipee. By having an existing gravel pit the impact is already felt. But potentially allowing access to another gravel pit, the Board is already aware of the potential impact. The only argument for adequacy is that trucks can fit on the road. The potential impact will be substantial with 30 – 40 truck trips from Green Oaks already causing problems. The Angelini pit is anticipated to have 40 – 60 trip-ends resulting in one truck every 8-minutes traveling on Duncan Lake Rd. With a total of 70 – 100 truck trips per day by combining both pits, resulting in truck travel on Duncan Lake Rd every 4-6 minutes in a district where gravel pits are not allowed.

Board discussion wanted clarification on the number of truck trips.

Attorney Reimers concluded noting the statute gives the Planning Board the authority to protect the residents, protect the roads, protect the beach and protect the maintenance and finances of the Town. The impacted resident's could file for a tax abatement. With a potential inadequate road and a known serious proposed impact and no benefit to Ossipee, the Planning Board does not need to approve this request.

Attorney Reimers referenced the October 20th, 2020 Planning Board minutes which stated, ***“an RSA that states, when you do not separate the Federal Funds from the Town Funds, you cannot stop trucks from using a road because trucking taxes are used for funding road repairs.”*** Attorney Reimers has not found any references in the RSA's. He spoke with Mark Hodgdon, former bureau chief at the Attorney General's Office for over 20 years in the Transportation Department, who has not heard of this statute.

Attorney Reimers recommended that Mr. Barron and The Planning Board consult their legal counsel before referencing a statute that does not apply to this case.

Attorney Reimers referenced the Board of Selectmen's letter of recommendations for one having a traffic

study done. He believes this is a bad time of year for a traffic study. In part due to COVID and it's now coming into the winter months, but the study would not take into account summer beach traffic, and other summer impacts. Attorney Reimers suggested tabling the application until next summer.

Billings commented that Attorney Reimers is discussing the truck traffic not the beach or campground traffic. Billings also noted that Green Oak pit is grandfathered, and the zoning ordinances came into effect in 1987 and should have no barring on this case. Attorney Reimers acknowledged the comments from Mr. Billings and acknowledged that the resident's knew there was a gravel pit when they bought their homes. Billings stated the complaint is the truck traffic from the gravel pit. So, to have a traffic study when the complaint is against the road, which is owned by the Town, is inadequate, is not the truckers fault, it's not Green Oaks fault, or Angelini's fault, it's the Town's. The resident's should be addressing the road concerns to the Board of Selectmen and demand that the road be improved.

Point of Order by Otterbach, who request from Chairman Cohen that Attorney Reimers be allowed to finish his presentation without interruptions. Chairman Cohen agreed.

Attorney Reimers continued noting his clients moved here knowing there was a gravel pit in operation, but current zoning ordinances does not allow any new pits. Attorney Reimers noted, he is pointing blame to anyone but the there is a statute that the legislature gave that does not allow this use. A traffic study is a good idea if it's done at the right time of the year but believes there is an inadequate road proposed to service these pits. But under RSA 674:53 IV which addresses impact Attorney Reimers encouraged the Board to deny this application.

Board discussion: Otterbach questioned how Attorney Reimers defines "inadequate road" as defined by the RSA or anything else. Attorney Reimers noted RSA 674:53 refers to inadequacy access as the adequacy of the road but agreed with Otterbach that there is no RSA which legally defines inadequate. Discussion ensued over individual interpretation of a rural residential road and whether the road is adequate for its intended use. But Otterbach challenged that one of the intended use by virtue of the grandfathered Green Oak gravel pit that is one of the roads intended uses is to provide access to and from the gravel pit. Discussion continued.

Attorney Peter Malia the statute as discussed is to determine the adequacy of a street access and the impact of the proposal upon it. There is only one Supreme Court case that references the statute, but a municipalities review is limited to access related issues but are to focus on the adequacy of the roadway and the impact proposal on it. In response to the word "adequacy" defined. If a word in a statute is not defined in the statute, typically lawyers and judges' resort to a dictionary definition. The term adequacy is defined as sufficient according to Attorney Malia. The Board can consider their own knowledge as Ossipee resident's as to the adequacy of the road. They can consider testimony of those that live on or use the road and if the Board feels the road is adequate for this proposal the Board could make a decision. If the Board is not ready to make a decision or needs more information such as a traffic study or road study, the Board could order that at the applicant's expense.

Chairman Cohen opened discussion to public input.

Ralph Buchanan of Acorn Drive walks Duncan Lake Rd. almost daily and suggest adding the word "safely" to adequate when describing the road. Buchanan states two-thirds of the road is safely adequate with wide shoulders, trees cut back. Except for the first original mile of the road which is very narrow, the poles and trees are very close to the edge of the road. There are no drainage ditches for water run-off, and the water pools in the road.

Rob Andrea of Duncan Lake Rd. told of a situation where to large trucks were passing each other one early morning and an elderly gentleman out walking his dog needed to go into the woods as to not be hit by the trucks passing by. Bruce Stuart clarified this took place in the one mile stretch Buchanan previously spoke about.

Jim Eastham of Duncan Lake Rd. questioned if the Town would have to take eminent domain in order to widen the road in that one mile stretch of Duncan Lake Rd. Barron started to explain until Fischbein interjected stating the Planning Board does not take anything. Jim Eastham and his neighbor believe this would be the case.

Sharie Cohen brought up a question pertaining to zoning even though the pit is in Effingham, does zoning apply to only the traffic coming to and from the pit. Attorney Reimers referred to where commercial excavation is allowed indicates and supports which roads are physically and structurally adequate to handle such vehicles and traffic.

An abutter asked for clarification of the status of "Grandfathered." Because something is grandfathered does that mean zoning is no longer relevant or is the road still a class 5 rural access road. Does the Grandfathered Act decertified a road and make it something different or does the rule about the road simply has to rate with a particular property?

Attorney Peter Malia clarified that a grandfathered use arises when somebody is making a legal use of their property at such time the zoning provision is enacted which would otherwise prohibit the use. So, that person is permitted to continue with the grandfathered use of that property. The grandfathered pit is a separate issue from the road status, which is a class 5 rural road. The Planning Board members do not have the authority to issue the road to be widened. If the Board finds that the road is too narrow for the use, then the Board would have to determine the road is inadequate rather than order someone to widen the road, which the Planning Board is not allowed to do.

Keith Babb, owner of Green Oak gravel pit, clarified in 2009 when he bought the pit from the Milton Dow Estate, Curtis Dow asked for a residential access and Dow later brought power into the gravel pit. Green Oak has been a good neighbor by providing all the gravel needed to maintain the road. Mr. Babb noted 1. He would not have granted Mr. Dow an access for any commercial operation, in a residential, agriculturally zoned area and 2. Ossipee Zoning Ordinance does not allow the operation of a new pit. Fischbein wanted clarification and Mr. Babb confirmed that the easement goes through the Green Oak gravel pit. Fischbein inquired of Mr. Babb, if he was in favor of the access road being allowed for a second pit. Mr. Babb responded that he is absolutely opposed of the use for a second pit.

Attorney Peter Malia reminded the Planning Board members that this case was sent to them from the Effingham Planning Board under RSA 674:53 to determine whether or not Duncan Lake Rd. is adequate for the proposed use of the Angelini Gravel Pit. If Green Oak Gravel Pit wants to take the position that the Angelini's do not have the right cross their land for purpose of gravel extraction, then will be a case in Carroll County Superior Court.

Barron recommended speaking with the Selectmen about the road condition for first mile of Duncan Lake Rd. Discussion ensued between Barron and Otterbach.

Gordon Pilotte understood the grader issue for this past summer but also acknowledged the road has never been maintained for potholes or dust control.

Gary Alcock, owner of Pine River Sand and Gravel with Keith Babb of Green Oak gravel pit. Mr. Alcock stated \$24.00 a day is the benefit for allowing the Angelini pit to go across Green Oak's property. Mr. Alcock stated he would drop his prices \$1.00 a yard and he would have 4,000 trucks a day in the pit. He stated the Angelini access gate is one mile across Green Oak's property and there would be confusion and frustrations determining which trucks are supposed to go to which pit. The argument over \$24.00 a day is not worth the frustrations to the residents of Duncan Lake Rd. or to Green Oak's gravel pit.

Fischbein stated no one has made any decision.

Jim Rines addressed some of the comments made by attorney's and residents over the road requirements, truck trips, no positive impact for Ossipee, traffic study needed now or not, seasonal impact, Green Oak is going to run out of material... is unlikely, people knew there was a gravel pit when they bought their homes. Rines commented on approving or denying under the RSA. 674:53, discussed the footage width of the right of way access, and closed stating when there is a controversial discussion, emotions run high, but everyone needs to take a step back and evaluate both sides of the argument objectively and if the Board needs further information please let him know.

Lindsay Donovan of Pine River Sand & Gravel commented on Rines statement of 3 – 15 trucks per day. Lindsay commented that construction was shut down for several months earlier this year. But she could have 3 trucks per day or 40 trucks and questions on how she is to police which trucks go to which pit. She questioned the conservation effects on the Red Brook being crossed everyday going to the Angelini pit.

Attorney Reimer rebuttal statements made by Rines on the number of trucks per day. The number he was given was 15 – 20 trucks per day equaling 30-40 trips. No benefit to the resident's is unsupported, he stated common sense would say otherwise with road condition and complaints being heard. He clarified there is no contest between the two gravel pits, it's a matter of whether, per RSA 674:53, if the road is adequate for the proposed number of trucks for this road.

Melinda Fitting of Duncan Lake Rd. acknowledged emotions are high because it's their neighborhood and yes, they did know of the gravel pit when they bought their home. But they have a working relationship with the owners of Green Oak's pit. She is insulted at the thought that their lively hood, homes and neighborhood don't matter and by throwing down some cash for the road is going to fix this, it's not and that's not what they are looking for.

Discussion ensued over the condition of the road, how the residents are assisting Green Oak with addressing the trucking issues and are the complaints a projection of what's anticipated.

Jim Eastham addressed the road conditions and challenged if the proposed addition of \$9,000 for road maintenance would be enough. Billings and Otterbach replied that the figure was determined by the Highway Director and any road maintenance should be addressed to the Board of Selectmen.

Attorney Peter Malia addressed the issue under the statute is not the impact of the proposed on the abutters, it's the adequacy of the road and the impact the proposed use will have on the road.

Stuart commented a lot of the focus seems to be around these deeds. The Board did not sign these deeds nor purchase the property under the auspice of how these deeds were written. The Board concerns pertain to the Class V road and does it meet the standards and supports its intended and proposed use. The proposed pit is in Effingham not Ossipee. It does have a right of way but that will have to be sorted out elsewhere, but the Board's concerns pertain to the Class V road and does it meet the standards and supports its uses.

Ralph Buchanan was under the impression the Board could request upgrades on infrastructure to make something adequate, but they cannot request the applicant to widen the road. If the Board is going to request a road study for adequacy of Duncan Lake Rd, they should request a "safety" adequacy.

Attorney Peter Malia stated this Planning Board does not have the authority to condition an approval on the applicant widening the road. It's a Town road, so you cannot order the applicant to widen the road. If the Board feels it's not wide enough, then it's probably inadequate. But if you need more information to make a decision, the Board could get an engineer that specializes in road work and traffic to give an assessment.

Bill Badolato how would the residents find out if the road was adequate and expressed his frustrations over whole ordeal and thought the Board was supposed to have their backs.

Bill Angelini, owner Angelini Gravel Pit in Effingham, wants to know what he can do to make this better.

Jim Rines noted White Mountain Survey & Engineering, Inc. surveyed Duncan Lake Rd. years ago for Milton Dow. The road is 32 ft. wide until it passes Gile Rd. Rines offered to provide a copy of the survey if the Board chooses to have another engineering firm evaluate the road.

Fischbein addressed comments by Bill Badolato about “he thought the Board was supposed to have their backs.” Fischbein commented everyone on this Board is from Ossipee, loves Ossipee otherwise they wouldn’t be volunteering their time to be here. They are also tasked with following procedure and process, information gathering, resource development and piece it together and come to a determination. It’s not done in a snap of the fingers, but the reason Fischbein wanted on the Board is to protect Ossipee and do all he can for the Ossipee. At times the Board may ask questions that may elude otherwise, but ultimately the Board does have the backs of its community while following Federal, State and Local Laws and Regulations.

Attorney Reimer addressed the second half of RSA 674:53 “the impact of the proposed use.” Barron discussed wanting an engineer to evaluate the road.

Chairman Cohen addressed Bill Angelini and confirmed in his effort to work with the residents of Duncan Lake Rd. just like Green Oak’s.

The Board discussed the potential of obtaining an independent third-party engineer to evaluate Duncan Lake Rd. but some requested it be expedited. Attorney Peter Malia confirmed that the Board would hire the engineer, but Mr. Angelini would absorb the cost.

Jim Rines inquired if future meetings would be via Zoom Meetings since the Town Buildings will be closed to the public. He would like to know to a date, time and place certain, so renotification is not required. He also requested if a study is to be done, it too would be expedited as to not to delay things out further.

Attorney Peter Malia read the minutes of the last meeting in part, “the Public Works Director said it would cost an additional \$10,000 which would be three more gradings and two more calcium treatments for controlling the dust.” The additional cost would be per year with the additional gravel pit. He understood Mr. Rines that if approved, the condition of approval would be for Mr. Angelini to contribute the \$10,000 to the Town of Ossipee on an annual basis for as long as the pit remains in existence.

Open discussion ensued over the adequacy of the road.

Board discussion ensued over obtaining a third-party independent engineer. Attorney Peter Malia suggested wording if the Board wanted to move forward with hiring an independent third-party engineer. Attorney Reimer requested to obtain a copy of the results prior to the next meeting.

A **Motion** by Cohen to hire an independent third-party engineering firm, at the applicant’s expense, to assess the adequacy of the road structure in its current state and the impact of the proposed use on it and does the road meets the State specification of a Class V Road. Barron seconded.

Discussion: Stuart suggested using White Mountain Survey & Engineering, Inc. prior survey as a starting point. Attorney Peter Malia inquired if Jim Rines would object to his survey being used if requested by the independent third-party engineering firm. Jim Rines had no objections and reminded the Board that he does not believe it is recorded. Attorney Peter Malia inquired if Jim Rines and client object to any of the wording within the motion. Jim Rines pointed out that road classifications aren’t road construction classification. It’s a Town Class V road that is maintained by the Town. Discussion ensued whether to leave the Class V specification in the motion or not.

Chairman Cohen called for a vote. With no further discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Discussion ensued over who would be the point of contacts for the engineers.

A **Motion** by Barron appointing Laura Nash, secretary as the contact person to work with Attorney - Peter Malia in coordinating an independent 3rd party engineer to evaluate Duncan Lake Rd. for adequacy and impact. Fischbein seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

A **Motion** by Billings to continue **Case #20-2-EERP/RI**: Angelini Borrow Pit, Owner - William Angelini Earth Excavation of Effingham. Tax Map: 413 Lot: 138 and Ossipee – Tax Map: 235 Lot: 004 (Right of Way access only) until January 5th, 2021. Barron seconded.

Point of Order by Jim Rines who inquired with the Town closing public access to government building; will the January meeting be at the Town Hall or remote... and requested to have it stated in the motion.

Discussion ensued. Billings and Barron withdrew their motion.

A New **Motion** by Cohen to continue **Case #20-2-EERP/RI**: Angelini Borrow Pit, Owner - William Angelini Earth Excavation of Effingham. Tax Map: 413 Lot: 138 and Ossipee – Tax Map: 235 Lot: 004 (Right of Way access only) until January 5th, 2021 to be held at the Town Hall at 7:00 PM. Barron seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Master Plan Update: Fischbein was informed that the letters for phase II were sent to the departments and committees along with the pertinent chapters of the MP.

Zoning Ordinance Changes:

- Building Codes – Discussion tabled until December 1, 2020
- Sign Ordinance – Discussion tabled until December 1, 2020

Upcoming Deadlines:

Wednesday, December 9, 2020 - Last day to accept petitions to amend zoning ordinance, historic district ordinance or building code for consideration at the 2021 town meeting. [RSA 675:4- 90 days before town meeting]

Thursday, January 7, 2021 - Last day to post and publish notice for first hearing on proposed adoption or amendment of zoning ordinance, historic district ordinance or building code if a second hearing is anticipated. [RSA 675:3; 675:7 – 10 clear days before January 18]

Monday, January 18, 2021 - Last day to hold first public hearing on adoption or amendment of zoning ordinance, historic district ordinance or building code if a second public hearing is anticipated. [RSA 675:3 – 14 days prior to last date to hold public hearing on zoning/building/historic district ordinance amendment/adoption on February 1]

Any Other Business Which May Come Before This Meeting:

Next Meeting: **December 1, 2020 @ 7:00 pm**

Adjournment:

A **Motion** by Billings to adjourn. Barron seconded. No discussion. A unanimous vote was taken. **Motion passed. Meeting adjourned** at 9:05 PM.

Minutes approved by majority vote of the Board on – _____

Date

Sharon “Sharie” Cohen, Chairman
Ossipee Planning Board