

**OSSIPEE PLANNING BOARD
MEETING MINUTES
January 3, 2023**

Minutes have been recorded for the convenience of summarization by Laura Nash, Boards & Commissions Secretary and are deleted once the minutes are board 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 requested all cellphones to be silenced.

Pledge of Allegiance: Was recited by all in attendance.

Roll Call: Sharon “Sharie” Cohen, Chairman, Vice Chairman, Bruce Stuart Ash Fischbein, Krystal Eldridge, Jake Dawson, III (ex-officio) Melissa Ames (Alternate), and Jonathan Smith, ZEO.

Absent: Roy Barron, and Donna Sargent

Chairman Cohen raise Melissa Ames up to voting status in place of Donna Sargent.

**PUBLIC HEARING
on the
2022 – 2023 PROPOSED ZONING ORDINANCE CHANGES**

Chairman Cohen requested to keep discussions focused and on point. There are approximately 21 articles to get through and would like to get through them all by 9:00 PM.

Kellie Skehan asked if there were anymore copies of the proposed changes for attendees. With none on hand Skehan took hers and made copies for the attendees.

Chairman Cohen stated all the proposed changes are posted on the towns website at ossipee.org and the secretary stated they are also posted at all three post offices.

Chairman Cohen started the public hearing with the proposed changes to the sign ordinance noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes).

SIGN ORDINANCE: <http://home/files/proposed-sign-ordinance-amended-010623>

Fischbein asked Smith to explain the changes.

Smith explained the sign ordinance was placed within the zoning ordinance per law a few years prior. Smith reviewed for any major changes. Cohen noted a lot of grammar changes. Smith noted Section V: (b)-3 for On-Site Signs

3. Be limited to a maximum of ~~two (2)~~ **four (4)** per business.
4. **On-site signs can only be placed at a location that was approved by the planning board for a site plan.**
5. **On site signs must adhere to a ten (10) foot setback from the right of way.**

Smith explained changing the number of signs from 2 to 4 for smaller signs per lot. An adjustment to the setback from 40 feet to 10 feet from the right of way is being proposed because trying to see a sign 40 feet back from the road is not feasible.

Smith explained the proposed changes to Location as an improper sentence.

- e. **Location** - ~~No signs shall project beyond the ridge line of a building. No signs shall be placed or constructed within thirty (30) feet of the centerline of the traveled way of a public highway.~~ No signs shall be placed in such a manner as to endanger street traffic by obscuring a clear view or by confusion with official street signs and signals.

Chairman Cohen noted most changes are grammatical and the application was cleaned up.

Chairman Cohen asked for any further discussion. With none, she moved on to and read Article 3.1.9. Article III: noting deletions are in RED and additions are in GREEN. (link provided to see article changes).

Article III - WETLANDS - Chairman Cohen read zoning ordinance change:

<https://www.ossipee.org/home/files/warrant-article-iii>

Chairman Cohen this change is made because NHDES regulates all wetlands under RSA 482-A: Fill and Dredge In Wetlands.

Fischbein questioned if the Board was going to vote on each article. Chairman Cohen agreed and cycled back to the sign ordinance. Chairman Cohen clarified for the attendees that the Planning Board is only voting to either recommend or not recommend the proposed zoning changes to Town resident's for voting on at the Annual Town Meeting. Either way the proposed changes will be on the ballot for voting upon.

1. **SIGN ORDINANCE**: <http://home/files/proposed-sign-ordinance-amended-010623>

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Sign Ordinance as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

2. **Article III - WETLANDS** - Chairman Cohen re-read zoning ordinance change:

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Article III - WETLANDS as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

3. **ARTICLE IV - GENERAL PROVISIONS** - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-iv-0>

Chairman Cohen called for Discussion: Joy Gagnon questioned if Article 4.9.2. (c) under Campsite could be changed to yearly instead of having the date range of **allowed from May1 to October 31each year**, due to the housing/homeless crisis.

Smith reported this ordinance was established several years ago for that particular reason due to tent cities popping up all over the place. The wording of the current ordinance is non-enforceable. As the person who is out there and having to enforce the ordinance, this seems to be the best compromise from the town's perspective in balancing land owners rights. Discussion ensued.

Stuart believes the spirit of the ordinance that needs revision is around "recreation" and not around permanent homes or permanent places for somebody to live.

Joy Gagnon feels the ordinance is too restrictive considering the current housing and homeless situation.

Stuart is in favor of how the proposed ordinance is written and does not want tent cities in Ossipee.

Smith explained zoning is based a lot on re-active, so if someone makes a complaint he has to investigate the

issue. But if someone is in your backyard and the zoning office does not get a complaint, it's not going to be investigated. But I'm not telling you to allow homeless tents in your backyard.

Chairman Cohen reminded the audience that this ordinance was created because of complaints. Joy Gagnon noted there are other ordinances restricting the number of tents allowed per property. Discussion ensued over the difficulties of enforcing the ordinance over how it currently works. Smith noted this ordinance is an improvement over the current ordinance and if you look at the larger cities i.e., Manchester, Concord, Nashua, etc... the tents cities become nothing but a problem and ultimately an added expense to the taxpayers.

Sean Maloney of 95 Blake Hill Rd. stated with being in the military for over a decade, he has lived all over and the tent cities start off realistically. But eventually, everyone of them becomes a problem and he moved here to get away from them. Mr. Maloney commented that he is originally from Portsmouth and that city is being destroyed from tent cities. He has seen it happen from every corner of the USA and if you give an inch, there is always someone who will take a mile. There needs to be some limitations and recourse. Fischbein and Cohen thanked him for his service in protecting this country.

Chairman Cohen called for anymore questions. Dallas Emery noted all his questions have been answered.

Mark (**Vogeltine?**) referred back to Article 4.4(a) questioned what is a principal structure. Smith stated it's a house. A garage is considered an accessory structure, a principal structure is your primary dwelling (House).

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Article IV-General Provisions as submitted and present to the Town voters. Stuart seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

4. ARTICLE V - PERFORMANCE STANDARDS - Chairman Cohen read the proposed zoning ordinance changes. noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-v-0>

Chairman Cohen called for Discussion: David Magee of 19 Channel Rd. he's a part-time resident and hopes to be a full-time resident when he retires. Mr. Magee spoke in opposition of removing article 5.10 preservation of landscape. Which creates trees, creates buffer zones, created good neighbors and privacy for everybody.

Smith responded from a zoning enforcement perspective the entire town is in violation of article 5.10. It's never been enforced. This ordinance originated in 1988 and has been ignored and to say it is now going to enforced article 5.10 would be injurious to the property owner. For an ordinance to remain on the books and not be enforced is foolish. As the Zoning Officer and a Selectmen, we need to make the ordinances work for the town.

Mr. Magee **believes** the ordinance is in the book to prevent clear cutting of properties and it should be addressed. Smith noted it has been addressed for 30+ years, so it needs to be removed. Mr. Magee stated he does not agree with the removal of article 5.10.

Chairman Cohen called for any further discussion or questions.

Fischbein began to speak of article 5.6 Erosion Control but was redirected to article 5.10. Chairman Cohen stated with no further discussion, she called for a motion.

A **Motion** by Stuart for the Planning Board to recommend the proposed changes to Article V- Performance Standards as submitted and to present to the Town voters. Fischbein seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

5. ARTICLE VI - ZONING DISTRICT REGULATIONS - Chairman Cohen read the proposed zoning ordinance changes. noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-vi>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Stuart for the Planning Board to recommend the proposed changes to Article VI- Zoning District Regulations as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

6. ARTICLE VII - WATERFRONT ACCESS - Chairman Cohen read the proposed zoning ordinance changes. noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-vii>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Article VII – Water Front Access as submitted and present to the Town voters. Stuart seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

7. ARTICLE VIII - SETBACKS AND BUFFERS - Chairman Cohen read the proposed zoning ordinance changes. noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-viii>

Chairman Cohen called for Discussion: David Magee of 19 Channel Rd. spoke in opposition to removing Article 8.2 Buffered Areas. Mr. Magee noted the same reasoning as Article 5.10 is to prevent clear cutting and promote tree growth and privacy between neighbors. He believes it should be in the ordinance for a reason and article 8.2 would reduce the affects of article 6.5.

Chairman Cohen explained that the buffered area is being replace by greenspace, which covers anything not covered by paving and could be trees , shrubs, etc... Mr. Magee commented or grass. Smith replied yes it could be grass, stone or open space in order to protect the setbacks or area to your neighbor to the side and rear. A lot of times the driveways come in right along the boundary line because there is nowhere to provide the access. This exempts the driveway area and allows it to be within the setback area but no one can park in that area but the rest has to be in greenspace.

Mr. Magee inquired how article 8.3 is going to be enforced. Smith noted it says preferred or greenspace. The definition of greenspace allows a lot of leeway for creating a buffered area. Discussion ensued over how to enforce, imposing your beliefs on others, enforcing a hardship on neighbors and the realistic ability to enforce an ordinance.

Dawson requested to address Mr. Magee. Dawson stated, he can appreciate Mr. Magee's comments but from a contractor's stand point, it's going to make it more difficult to build house lots because we won't be able to get within the buffer zone as much. Dawson sees this change as more of a buffer between properties. Dawson referenced a current project he's working on and how this ordinance change will restrict potential parking areas. Dawson told Mr. Magee that he truly believe this change will cover what his expectation is and be better than what is currently on the books. Discussion ensued over enforcing the ordinance.

Dallas Emery inquired if someone has existing trees on the property line; isn't there a state law preventing the trees from being cut down unless the two parties agree to the cutting. Smith responded that if it's a shared tree, then yes both parties would have to agree to cutting it down. Emery spoke directly to Magee stating that both parties need to speak with each other and need to come to an agreement.

Jay Dolan of 50 Thurley Rd., explained how state law will supersede municipalities.

Un-Identified Woman - inquired if the town keeps prior copies of zoning ordinances to determine when an ordinance was changed. Smith confirmed that copies are kept in the vault with the Town Clerk and/or the Town Assessor.

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Article VIII – Setbacks and Buffers as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

8. ARTICLE IX – DISCONTINUANCE AND EXPIRATION OF LIGHT INDUSTRIAL USE FLOATING ZONE & PERFORMANCE STANDARDS - Chairman Cohen read the proposed zoning ordinance changes. noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-ix>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to ARTICLE IX – DISCONTINUANCE AND EXPIRATION OF LIGHT INDUSTRIAL USE ~~FLOATING ZONE & PERFORMANCE STANDARDS~~ as submitted and present to the Town voters. Stuart seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

9. ARTICLE X - ROADSIDE COMMERCIAL DISTRICT - Chairman Cohen read the proposed zoning ordinance changes. noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-x>

Chairman Cohen called for Discussion: Mr. Magee had no comments to these changes.

A **Motion** by Stuart for the Planning Board to recommend the proposed changes to Article X – Roadside Commercial District as submitted and present to the Town voters. Dawson seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

10. ARTICLE XI - CLUSTER DEVELOPMENT - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xi>

Chairman Cohen called for Discussion: Dallas Emery referred to “~~common land, and an easement shall be conveyed to the Town of Ossipee a ...~~,” Cohen and Smith both stated that section is being removed. Dallas Emery was satisfied with the response.

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Article XI – Cluster Development as submitted and present to the Town voters. M. Ames seconded. No further discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

11. ARTICLE XIII - MANUFACTURED HOME SUBDIVISIONS - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xiii>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Dawson for the Planning Board to recommend the proposed changes to Article XIII – Manufactured Home Subdivisions as submitted and present to the Town voters. Fischbein seconded. No further discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

12. ARTICLE XIV - MANUFACTURED HOME PARK - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xiv>

Chairman Cohen called for Discussion: None heard.

A **Motion** by K. Eldridge for the Planning Board to recommend the proposed changes to Article XIV – Manufactured Home Park as submitted and present to the Town voters. Fischbein seconded. No further discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

13. ARTICLE XV - RECREATION CAMPING PARK PERFORMANCE STANDARDS -

Chairman Cohen read the proposed zoning ordinance changes noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes).

<https://www.ossipee.org/home/files/warrant-article-xv>

Chairman Cohen called for Discussion: Smith explained the need for identifying the RSA for the campgrounds to comply with reporting to the tax collector.

Kellie Skehan asked what happens if the campgrounds do not comply. Smith stated the fine is \$250.00 per day per RSA.

Melissa Seamans inquired where “temporary” is defined in the ordinances. Smith noted that section 15.1.7 - No site shall be used as a permanent or primary residence. Discussion ensued over there not being a specific definition for temporary but basically this article means it cannot be a permanent residence. Fischbein believes there is an RSA that requires them to be closed for one to two months of the year. Smith stated temporary is just that it’s temporary and you cannot live in it permanently.

Joy Gagnon inquired if they stay open in the winter. Smith reported no because they all shutdown. Fischbein and (**Vogelstine**) both noted that the recreation parks must shutdown for a designated period of time or risk it effecting their tax status. Discussion ensued over what the duration of temporary actually means.

Fischbein asked Melissa Seamans if the Town of Effingham has defined “temporary”. Joy Gagnon referred to a situation in Freedom when a campground wanted to stay open but had to shutdown in November for a certain amount of time.

Smith read from RSA 216 – I:1 VII. **" Recreational campground or camping park " means a parcel of land on which 2 or more campsites are occupied or are intended for temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residency, excluding recreation camps as defined in RSA 170-E:55, I."** it doesn’t give specific dates but it does covers what’s been said about there being a state law.

Chairman Cohen called for further Discussion: None was heard.

A **Motion** by Stuart for the Planning Board to recommend the proposed changes to Article XV – Recreation Camping Park Performance Standards as submitted and present to the Town voters. Fischbein seconded. No further discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

14. ARTICLE XVIII - SMALL WIND ENERGY SYSTEMS - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xviii>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Article XVIII - Small Wind Energy Systems as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

15. **ARTICLE XIX - WETLANDS CONSERVATION DISTRICT** - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xix>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Article XIX - Wetlands ~~Conservation District~~ as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

16. **ARTICLE XX - WATER RESOURCE PROTECTION DISTRICTS** - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xx>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Dawson for the Planning Board to recommend the proposed changes to Article XX - Water Resource Protection Districts as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

17. **ARTICLE XXI - ACCESSORY DWELLING UNITS** - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xxi>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Stuart for the Planning Board to recommend the proposed changes to Article XXI – Accessory Dwelling Units as submitted and present to the Town voters. Fischbein seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

18. **ARTICLE XXIV - ADMINISTRATION, ENFORCEMENT AND PENALTY** - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in RED and additions are in GREEN. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xxiv-0>

Chairman Cohen called for Discussion: Dallas Emery questioned if a sill is considered structural and would require a permit. Smith confirmed it is because it's the support between the walls and the foundation or slab. Discussion ensued over currently needing a permit for any construction or repairs to a home.

Chairman Cohen called for further Discussion: None heard.

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Article XXIV – Administration, Enforcement, and Penalty as submitted and present to the Town voters. Stuart seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

Fischbein noted there is a letter received in reference to article XXIV. The secretary and Smith both acknowledged the letter and that Smith has already responded to the questions.

19. ARTICLE XXXIII – DEFINITIONS - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xxxiii-definitions>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Stuart for the Planning Board to recommend the proposed changes to Article XXXIII – Definitions as submitted and present to the Town voters. Fischbein seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

20. ARTICLE XXXIV - PERMITTED USES & SPECIAL EXCEPTIONS - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xxxiv-permitted-uses>

Chairman Cohen noted the footnotes will now be placed before Table I – Chart of Uses to make it more user friendly. Smith and Cohen reported this was Joy Gagnon’s idea.

Chairman Cohen called for Discussion: None heard.

A **Motion** by Fischbein for the Planning Board to recommend the proposed changes to Article XXXIV – Permitted Uses & Special Exceptions as submitted and present to the Town voters. Dawson seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

21. ARTICLE XXXIV – TABLE 1 – CHART OF USES - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xxxiv-table-i-chart-of-uses>

Chairman Cohen called for Discussion: Stuart noted there are a lot of good updates to the table.

A **Motion** by K. Eldridge for the Planning Board to recommend the proposed changes to Article XXXIV – Table 1 – Chart of Uses as submitted and present to the Town voters. Dawson seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

22. ARTICLE XXXV – DESCRIPTION OF PERMITTED USES - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xxxv-description-of-permitted-uses-0>

Chairman Cohen noted the word “but” should be removed from 35.1 (2) after (750) square feet, and “d” should be added to 35.4 (9) produce “d”.

Chairman Cohen called for Discussion: Joy Gagnon inquired if under 35.1 “d” would be replaced with the new “d” for Multi-family dwelling 5+ or more. After clarification of which “d” was being referenced, it was explained the new “d” would replace the current “d” if the voters vote it in. Otherwise, the current “d” will remain.

A **Motion** by Stuart for the Planning Board to recommend the proposed changes to Article XXXV – Description of Permitted Uses as submitted and present to the Town voters. Fischbein seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

23. ARTICLE XXXV - TABLE 2 – DIMENSIONAL REQUIREMENTS - Chairman Cohen read the proposed zoning ordinance changes noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xxxv-table-2-dimensional-requirements>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Stuart for the Planning Board to recommend the proposed changes to Article XXXV – Table 2 – Dimensional Requirements as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

NEW ORDINANCES:

24. ARTICLE XXXIV – Table 1 – Chart of Uses 34.1 (d) Multi-Family Dwellings of 5+ Units - Chairman Cohen read the new proposed zoning ordinance noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes). <https://www.ossipee.org/home/files/warrant-article-xxxiv-d-table-i-chart-of-uses>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Stuart for the Planning Board to recommend the proposed changes to Article XXXIV – Table 1 – Chart of Uses Section 34.1 (d) Multi-Family Dwellings of 5+ Units as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

25. ARTICLE XXXV – DESCRIPTION OF PERMITTED USES – Section 35.1 - RESIDENTIAL USES – **NEW d) Multi-Family Dwellings of 5+ Units**

Chairman Cohen read the new proposed zoning ordinance noting deletions are in **RED** and additions are in **GREEN**. (link provided to see article changes).

<https://www.ossipee.org/home/files/warrant-article-xxxv-d-description-of-permitted-uses>

Chairman Cohen called for Discussion: None heard.

A **Motion** by Dawson for the Planning Board to recommend the proposed changes to Article XXXV – Description of Permitted Uses - Section 35.1 (d) Multi-Family Dwellings of 5+ Units as submitted and present to the Town voters. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.** (Recommended by Planning Board, 6-0-0)

Vice Chairman - Bruce Stuart, wanted to thank everyone very much ,who was involved in this long and arduous process that took 3-4 months to go through all these zoning ordinances. The committee encompassed several municipal officers, citizens and these people put forth the effort to come to the meetings. It was a long and sometimes drawn-out collaborations to put forth these proposed changes.

Chairman Cohen thanked all the attendees for taking time out of their busy schedules to come and listen and offer input. She wished more would have come. At this point in time, Chairman Cohen closed the public hearing at 9:10 pm.

Chairman Cohen open the Planning Boards regularly scheduled meeting at 9:10 pm.

Regular Public Meeting

Public Input: Chairman Cohen called for public input unrelated to any case being presented tonight. None was heard.

Meeting Minutes: Review to approve Meeting Minutes of December 20, 2022

A **Motion** by Fischbein to approve the meeting minutes of December 20, 2022. K. Eldridge seconded. No discussion. All others voted by a show of hands. Stuart and Dawson abstained. **Motion passed.**

Informal Discussion: N/A

New Business: N/A

Unfinished Business: N/A

- **Master Plan:** Stuart stated he has the application ready for submittal and inquired if the Board would like him to read it. Consensus was due to the late hour the Board is trusting in his submittal.

A **Motion** by Fischbein for Chairman Cohen to sign the grant application and Stuart will submit for consideration. Stuart seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Next Meeting: **January 17, 2023 @ 7:00 to be held at the Freight House**

Important Dates:

Tuesday, February 7, 2023: Last day for 25 or more voters or 2% of the total, whichever is less, but in no case fewer than 10 voters, to petition select board to include an article in the warrant. [RSA 39:3 – fifth Tuesday before town meeting]

Any Other Business Which May Come Before This Meeting:

Chairman Cohen called for any other business.

Adjournment:

A **Motion** by Stuart to adjourn. K. Eldridge seconded. No discussion. A unanimous vote was taken. **Motion passed. Meeting adjourned at 9:12 PM.**

Minutes approved by majority vote of the Board on –

Date

Sharon “Sharie” Cohen, Chairman
Ossipee Planning Board

Bruce Stuart, Vice - Chairman
Ossipee Planning Board