

**OSSIPEE PLANNING BOARD
MEETING MINUTES
May 2, 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: Bruce Stuart, Vice Chairman 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: Bruce Stuart, Vice Chairman, Ash Fischbein, Krystal Eldridge, Roy Barron, and Brian Ames,

Absent: Sharon “Sharie” Cohen, Chairman, Melissa Ames (Alternate) and R. Christopher Templeton (Selectmen’s Rep.)

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

Meeting Minutes: Review to approve Meeting Minutes of April 18, 2023.

Since three of the attending members were absent for the April 18, 2023 meeting, and unable to vote on the minutes. Vice-Chairman Stuart moved the approval of the minutes to the next meeting on May 16, 2023 due to lack of a quorum.

New Business:

- **Case #23-03-SPR:** Amy & Todd Gogolowski of 1550 Route 16. Tax Map: 053 Lot: 092 is seeking a Site Plan Review to operate a business called Wicked Wares and proposing to use the existing two-story barn as a seasonal Antique and Craft retail store. The Resale store will be open approximately 6 months, May1 to November 1. In addition, sale of plants and garden variety will be available for future sales once the greenhouses are constructed. The single-story red storage barn is currently used for storage/workshop and will continue to be used for storage and workshop.

Amy & Todd Gogolowski were present but had nothing to new to add to the application. Vice-Chairman Stuart asked the Board members if they had a chance to review the application. Vice-Chairman Stuart brought to light that there is a right of way easement noted in the deed that will need to be addressed first. Vice-Chairman Stuart noted per the drawn plan where the parking lot and driveway is shown goes right across the easement and that cannot take place. Amy Gogolowski stated that NHDOT approved the driveway and wouldn’t they have picked up on the easement.

Vice-Chairman Stuart explained that a right of way is an easement that another property owner, who borders you property and was written into the deed years ago. This is specifically giving an abutting property of Lot: 5, owner access across your property to get to their property. This right of way is current or enforced until the owner of Lot: 5, which is the golf course no longer exist.

Barron claimed the owner could write a letter removing the easement. Vice-Chairman Stuart noted that it is specifically written in Lot: 5’s deed that “This easement shall be in effect only as long as Lot: 5 is used as a golf course, or part of a golf course, and shall automatically expire upon the cessation of golf course usage of Lot: 5.” Barron claimed the Gogolowski’s could ask for permission to cross it but they cannot block the

access. Vice-Chairman Stuart disagreed based on what he read in the deed.

Fischbein understands the one easement recorded in the Gogolowski's deed is that the easement is for access for mowing but if their wanting to add a driveway and parking lot, it's providing access for mowing. Vice-Chairman Stuart believes the deed is saying that you cannot build a parking lot on the right of way and you cannot have a driveway that is apart of the parking lot. Vice-Chairman Stuart also believes that some of the proposed future buildings are also on the easement.

Barron said they can ask the owner of golf course for permission to build the parking lot but they cannot include the right of way as part of the parking lot and they cannot block the right of way and will need to have access. But it's legal with written permission only.

Fischbein asked Vice-Chairman Stuart for copies of the deeds he is referencing. The secretary made copies for the official file.

Amy & Todd Gogolowski commented they bought the property from Jonathan Rivers, who owns the golf course and he never mentioned anything about there being an easement. Amy & Todd Gogolowski reviewed the deed along with their plan with Vice-Chairman Stuart and Fischbein to show where the easement is located in relation to their proposed parking lot and driveway. Barron noted per the plan if there is a second easement for another abutter. Vice-Chairman Stuart believed there is but there was not much said about it.

Fischbein noted in order to remedy the situation Amy & Todd Gogolowski were advised to speak with Jonathan Rivers to have the easement removed, the deed will need to be rewritten by an attorney and have the new deed recorded with the Registry of Deeds. Fischbein noted, the Board cannot approve something you want to build on top of a legal right of way. Vice-Chairman Stuart suggested if Jonathan Rivers wants to keep the right of way, there may be other areas to put the right of way to satisfy both parties but it will have to be written into the deed.

Fischbein advised not submitting their application tonight because it's not complete. The following missing items were conveyed to Amy & Todd Gogolowski; the Planning Board Title and signature block is required under law, the Fire Chief's letter of approval, and a waiver request with justification for each N/A noted on the SPR checklist, soil and storm water drainage is TBD, septic and well approvals will be determined by NHDES, witness signatures and all dates noted. Vice-Chairman Stuart noted they will need 2 – handicap parking spaces identified on the plan and lighting is to be determined. Vice-Chairman Stuart confirmed this will be a phased project and the parking lot will be gravel. They will need to determine their pervious versus impervious surface percentage based on square footage to not exceed 25 percent.

Fischbein explained the purpose of requesting a continuance. Amy & Todd Gogolowski requested a continuance until June 6, 2023.

Vice-Chairman Stuart called for public input. None was heard.

A **Motion** by Fischbein to Continue **Case #23-03-SPR**: Amy & Todd Gogolowski of 1550 Route 16. Tax Map: 053 Lot: 092 until June 6, 2023, 7:00 pm. At the Freight House, 1 Moultonville Rd. Center Ossipee. Barron seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed**. Vice-Chairman Stuart informed the Amy & Todd Gogolowski if they are unable to attend the meeting on June 6, 2023, they are to send an email to the secretary prior to the meeting.

Case #23-04-SPR: All Things Diesel, owner: Kenneth & Alyssa Noyes of 7 Newman Drew Rd. Tax Map: 039 Lot: 004 is seeking a Site Plan Review for operating his diesel repair shop, and a change in use by renting part of the building to R&R Auto and Critter's Towing.

Ken Noyes was in attendance to present his case. Ken Noyes stated he bought the building to operate his

diesel repair shop out of half the building and is renting the other two bays to R&R Auto Sales & Service and Critter's Towing.

Vice-Chairman Stuart questioned if he had been previously approved a Site Plan Review. Fischbein recalled it was an Informal Discussion where he was informed he would need a Site Plan Review.

Barron asked if he needs the Fire Chief's letter of approval and Fischbein told him it's in the packet. Fischbein inquired what the change in use is for. The secretary noted it's for adding a third business and Ken Noyes stated it's for the diesel repair shop.

Discussion ensued on which district is the property zoned. The secretary informed the Vice-Chairman Stuart pointing to the tax card that the property is zoned Roadside Commercial. Barron and Stuart recalled there has always been an auto repair shop. Ken Noyes stated when bought the building R&R auto repair shop was in the building and he agreed to let them stay and he would occupy the vacant space.

Barron inquired if the building had been vacant for more than 2-years. Ken Noyes did not believe it had been vacant. Barron commented, if it stop being an auto repair shop then that's why he is being required to apply for a Site Plan Review. Fischbein commented that Ken Noyes is here now and that's why were doing a Site Plan Review application. Vice-Chairman Stuart commented he's always noted it to be an auto repair shop. Barron stated that's why he asked because if it's always been an auto repair shop, then he would not need a Site Plan Review. Fischbein stated the Site Plan is because he's adding a third business and that's why he needs a Site Plan Review. Barron said he's going to build a building. Fischbein noted he's adding a third business to the existing building. Fischbein stated it's not the use because the use is permitted but what he's adding to the third unit is new. Barron still doesn't understand why he (Noyes) needs a Site Plan because it was a garage before and it still is. Barron continued stating as long as cars continue to be worked on in any part of the building it does not matter what happens in the remaining building.

Fischbein commented that the Zoning Enforcement disagrees and stated he needs a Site Plan Review. Barron disagrees with the Zoning Officer, that's the Planning Board's decision not his. Fischbein stated that Ken Noyes is in front of us and he would like to move this meeting along. Barron stated he knew they would but he thinks the zoning officer is wrong. The secretary commented he can address his concerns with Jonathan Smith, Zoning Officer. Fischbein stated to Barron that the Board is to leave their opinions out of the discussions. Barron replied no we don't... Fischbein said yes we do. Barron replied no we don't ... who said that he needs a Site Plan Review. Fischbein noted Zoning Officer. Barron replied that the Planning Board supersedes Code Enforcement. You can tell him he's wrong but there's nothing he can do about it.

Barron stated we (PB) never had a time limit until Connie Billings got one put in.

Vice-Chairman Stuart inquired if there is a letter of intent. Fischbein reported no, only what he had read off at the beginning of hearing this case. Review of the application ensued. Fischbein inquired of Ken Noyes of what is the change of use. Ken Noyes stated when he purchased the building R&R Auto Sales was pre-existing. Ken Noyes decided to rent R&R Auto Sales one of the bays. As far as Ken Noyes knows R&R Auto Sales was already permitted to be operate from this location. Fischbein inquired and Ken Noyes confirmed that he will be assuming the old Frito Lay portion of the building.

The secretary retrieved the property files for Vice-Chairman Stuart to review. Vice-Chairman Stuart noted according to the files it seems the building has not been used since 2016 for mechanical business. Vice-Chairman Stuart continued noting that when Ken Noyes originally came for the Informal Discussion the Board noted that he would need a Site Plan Review because the use was discontinued since 2016. Ken Noyes commented that the Site Plan Review was for his portion of the building because R&R Auto Sales has been there. K. Eldridge noted that R&R Auto Sales has been in the corner of the building since approximately 2012 – 2013. Vice-Chairman Stuart agreed and began questioning why the Board told Ken Noyes during the Informal Discussion that he would need a Site Plan Review. Barron commented that why he said he didn't need it.

Fischbein gave an analogy of his experience and explained that the Town wants changes on record. So, when

a business changes its use from storage to a diesel repair shop, it's a change of use. Barron noted to Fischbein's analogy is his units are separated by walls. Ken Noyes garage is open. Several Board members clarified that each bay is separated by a wall. Barron asked Ken Noyes if the garage bays were already there. Ken Noyes confirmed it is. Barron commented that this is where he disagrees with the Board because the garage bays are already there, it's the same building so it's not a change in use because it was a garage. Fischbein stated this is why he believes the Board is requesting a Site Plan Review and Ken Noyes is standing here wanting to move on so he can start his business.

Barron agreed to move on but still believes Ken Noyes does not require a Site Plan Review. Barron stated that the Board had no requirements until Connie Billings pushed it that he wanted the two-year Site Plan ... Fischbein interrupted stating that Connie Billings is no longer on this Board. Barron continued to speak over Fischbein stating something about a pizza restaurant. Fischbein continued stating that Connie Billings is no longer on the Board. Barron said he understands that he no longer here but he was telling the Board why we have the two-year But that's only if the building has been vacant for two years. Fischbein stated he agrees but this case is a separate business and it's taking a piece of the property. While Barron and Fischbein continued discussing back and forth whether it's a change of use or not.

The secretary and Vice-Chairman Stuart reviewed the property files to determine what took place and when. Multiple conversations ensued.

Vice-Chairman Stuart attempted to regroup the Board, while the secretary knock on the table to get their attentions. Vice-Chairman Stuart explained the in 2016, R&R Auto Sales came before the Board but never came back to do a Site Plan Review for their business. Vice-Chairman Stuart looked in the files to see when Frito Lay occupied the space but K. Eldridge commented that before R&R, Tony and Bobby Puopolo were in there working on cars and repairs. Vice-Chairman Stuart asked Ken Noyes who's been occupied the building for the last few years doing auto or diesel repairs. Ken Noyes stated that R&R has occupied the two bays noted on his plan since approximately 2016. Vice-Chairman Stuart and the secretary continued reviewing the previous files.

It was noted in 1999, a Cease & Desist was issued stating "No service or repairs are to be done at this location." Ken Noyes state the Cease & Desist order was issued in 1999, the secretary confirmed. Ken Noyes commented that would not have been R&R. The secretary noted that it was Deer Cove North. Vice-Chairman Stuart stated, there is nothing in the file that indicates that R&R was even a legal business. The only thing in the file is the documents from the informal and that the Board was requesting a Site Plan Review.

Barron stated, when R&R came in the Board told him he didn't need one (SPR) and that's before the statute of two-years went into effect. Vice-Chairman Stuart asked if that was in 2016. Barron stated yes, and Connie Billings pushed the statute way back... Vice-Chairman Stuart interrupted Barron stating that the Board is just trying to understand how this all took place. The secretary noted either way there needs to be a Site Plan because there isn't one.

Barron stated because the rule was; because it was a business it didn't need one until there was a complete change of use. Barron stated "He was here and he fought against it and he has very good memories of it. It really pissed me off that Mr. Billings pushed that stuff ... The secretary stated that Mr. Billings is no longer here. Barron yelled, "That don't matter!" The secretary yelled back "We move on!" Barron shouting said, "No, You're the secretary! I'm a member! You work for us! You have no authority!" Vice-Chairman Stuart told Barron that it does not need to be conveyed like that, seriously. Barron stated, she's sitting there telling me I have business to drop it and I'm telling you what actually happen. I was here, I'm a 20 years veteran.

Vice-Chairman Stuart stated that the Board has not been able to produce the files to show that. Barron said that's because he never had to do a Site Plan Review and it would be in the minutes some years back. He stopped in and asked during an informal.

Vice-Chairman Stuart speaking to Barron said "Seriously, I don't want to see an outbreak like that again, Roy." I'm going to tell you right now... Barron interrupted " Well tell her not to outbreak and don't you tell me

what to do!” Vice-Chairman Stuart stated, I will tell you what to do as the Chairperson tonight. Barron stated, I’m telling you, the secretary is not telling me what to do. Vice-Chairman Stuart stated, You’re not going to talk to her like that, Roy. Barron stated she’s not going to talk to me like that... Vice-Chairman Stuart interrupted stating, “She was telling you to be quiet, to get some resolve.” Barron said he’s trying to get some resolve because he was here when this took place.

Vice-Chairman Stuart stated, “He does not see any meeting minutes or anything to show for that. We’re trying to get this squared away for Ken and we also want to do this the right way by looking through the files. Barron commented, he understands that but some stuff never made the damn minutes. The minutes are recorded and they put what they want in them. We had problems with the minutes before.

Fischbein stated he is **not** going to make a decision based on someone’s memory. Vice-Chairman Stuart commented that’s why he wants to look through the previous files. Fischbein would like to base his decision on as much knowledge as possible.

Vice-Chairman Stuart stated, if Jonathan Smith is requiring a Site Plan Review, then the Board should do this and get one on file so it’s there and done with. Barron said, he’s here so we might as well do it. K. Eldridge commented that we’ve been saying that for a half an hour.

A gentleman from the audience stated R&R holds an Inspection license and a dealership license at this location. Wouldn’t he have had to come to the Town for approval in order to obtain those licenses. Vice-Chairman Stuart stated he probably would but we do not have any record of it in the Planning Board files. K. Eldridge explained that because he has a dealership and inspection license the approval may be in the Town Clerk’s files because he would have needed it to get his licenses. The inspection station is approved through the state but the Town has to approve it as well.

Fischbein inquired of Ken Noyes if he is requesting any waivers. Ken Noyes explained no because his wife helped him a lot with getting the application complete. Fischbein inquired if there is a bathroom on his side. Ken Noyes confirmed there is. Fischbein noted the Fire Chief’s letter arrived tonight.

Vice-Chairman Stuart explained after reviewing the previous files, that a Cease & Desist was issued in June 1999 to Deer Cove North Corp. stating, “No service or repairs are to be done at this location. The ZBA and Planning Board have directed me to advise you as follows...” at this point it doesn’t look like it went any further. Then Frito Lay occupied the space afterwards. Then in 2016, R&R approached the Board for a change in use from Frito Lay to Automotive Repair but he never came back in for a Site Plan Review. Discussion ensued over why a Cease & Desist was issued. Vice-Chairman Stuart read the Cease & Desist letter from the file. Discussion continued over why a Cease & Desist was issued and does it imply that no automotive repair can take place on this property. The secretary read in part from the previous files that the Cease & Desist was issued because the ZBA Conditionally Approved a Variance and the Planning Board Conditionally Approved a Site Plan Review but neither the variance nor the site plan review were ever finalized because conditions were never met, hence a Cease & Desist was issued.

Barron commented well if that was the reason then we can issue him (Ken Noyes) a Site Plan Review. But Vice-Chairman Stuart noted that means there was never an approved Site Plan for the property.

Barron questioned if Ken Noyes has to go before the ZBA now. Fischbein and Vice-Chairman Stuart informed him no because the use is now permitted. Discussion ensued. Vice-Chairman Stuart explained why he wanted to go through the history to determine where all this derived from. Ken Noyes agreed because he wanted to know as well.

Fischbein noted he believes the application is complete except on the application form there is no space to document the Registry of Deeds Book and Page numbers of the property.

Vice-Chairman Stuart noted the history file also mentioned the states right of way and that there is to be no parking of vehicles in the right of way. Ken Noyes stated he has also been notified from the Town and the State of the right of way and has since asked his tenant to move the vehicles.

Fischbein asked the secretary to enter the Source Deed Book #318 and Page #259 of 1957 on the official application. Vice-Chairman Stuart inquired if it's a back entrance into R&R Auto Sales & Repair and to Critter's Towing. Ken Noyes stated the entrance is in the front. Fischbein inquired if the Fire Chief's conditions have been addressed. Vice-Chairman Stuart asked the secretary if the Board would need a follow up letter from the Fire Chief indicating the requirements have been completed. The secretary does not believe the Board would receive a follow-up letter because the Board has no authority over smoke and CO detectors or exit lighting on egress doors. Fischbein commented he feels that falls under the Federal, State and Local Regulations and it would fall under the Fire Chief's authority in order to get a Certificate of Occupancy in order to open his business.

Barron asked if the Board has a letter from the Fire Chief listing the requirements. Vice-Chairman Stuart confirmed that they do and Ken Noyes just said that he has taken care of the requirements already. Barron commented that as long as there is a letter stating he has to do it the Board is covered.

Vice-Chairman Stuart called for any further discussion. Hearing none.

A **Motion** by Fischbein to accept the application as complete for **Case #23-04-SPR**: All Things Diesel, owner: Kenneth & Alyssa Noyes of 7 Newman Drew Rd. Tax Map: 039 Lot: 004 request for a Site Plan Review. Barron seconded. No discussion. A unanimous vote was taken. **Motion passed.**

A **Motion** by Barron for **Case #23-04-SPR**: All Things Diesel, owner: Kenneth & Alyssa Noyes of 7 Newman Drew Rd. Tax Map: 039 Lot: 004 request for a Site Plan Review for operating his diesel repair shop, and a change in use by renting part of the building to R&R Auto and another bay to Critter's Towing. K. Eldridge seconded. No discussion. A unanimous vote was taken. **Motion passed.**

Vice-Chairman Stuart and Fischbein Noted: The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within 30 days. To avoid lapsing of the approval, there should be substantial construction or liability within 2 years of the decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Ossipee Town Hall.

Unfinished Business:

Master Plan: Housing Chapter - Vice-Chairman Stuart gave an update on finding a consultant. Two consultants returned his call. The first was Carol Ogilvie of Gilsum, NH and the other was Dan Stevens of Camoin Associates of Saratoga Springs, NY, who would have been great to work with but due to time and distance, Vice-Chairman Stuart decided to move forward with Carol Ogilvie. She willing to help out and Vice-Chairman Stuart needs to provide her with some proposals and information about the HOPS Grant. The Board needs to put together a steering committee made up of Board members, community people and residents to help guide through the discussion process. Vice-Chairman Stuart stated he need to provide Carol Ogilvie paperwork from Melissa Del Tufo from NH Housing to bring her on as the consultant.

Vice-Chairman Stuart is providing monthly reports on the 10th of each month as a requirement of the HOPS Grant. Carol Ogilvie wants to go over public engagement. Carol Ogilvie is looking at least two visits to spend time with the Board to work up the itinerary, review the zoning ordinances, review the master plan. We will be able to use some of the information from the LRPC Housing Assessment, put together some strategy sessions with Carol Ogilvie via Zoom meetings. Discussion ensued over letting the individuals who have signed up for the Housing Academy to get some education in and see what LRPC is trying to direct them towards with housing.

Vice-Chairman Stuart is still looking for a third person to commit to the Housing Academy sessions. Vice-Chairman Stuart noted that Dallas Emery very interested in driving to Bedford for some of the classes but unfortunately he cannot commit to it at this time with his work schedule. So, Vice-Chairman Stuart is still looking for third person to commit to the Housing Academy sessions. Some meeting are via Zoom for about 1.5 hours and some are in person which are a 6-hour day. Vice-Chairman Stuart would like to get someone from the business community or the housing community, who is having hard time finding sustainable help.

Dallas Emery mentioned he knew of someone that was interested, but he will check with this person again. Vice-Chairman Stuart needs to have Carol Ogilvie's paperwork sent in before the deadline of May, 10, 2023.

- **Site Plan Review Regulations:** Vice-Chairman Stuart read through each of the RSA revisions. The Board reviewed, discussed and accepted the proposed changes to present to the public hearing. Date to be determined.
- Fischbein requested to add a line on the SPR and SUBD applications for Zoning District because it is a requirement on the checklist. Vice-Chairman Stuart agreed.
- **Subdivision/BLA Regulations:** Revisions to be reviewed at the next meeting on May 16, 2023.

Notices:

- **Letter received from Greg Howard:** Vice-Chairman Stuart read the entire letter into the record. Fischbein noted it has a lot of valid points. The Board agreed they need to be more critical of the design plan while being flexible to the applicants that may not have the resources for a survey. Discussion ensued over someone being able to go out and find their boundary pins or marker verses someone who assumes where their markers are located. If the Board is unintentionally lapsed in being critical of the information submitted by an applicant and does not verify the information provided, either way it's going to cost the applicant more money to have their property properly surveyed.

Barron commented about hiring septic designer, test pits and if the guy is not a licensed surveyor. He's either going to get less work or he has to hire licensed surveyor to find the points. But most lots are pretty well marked now a days. Barron noted he's not a licensed surveyor but he's found a lot of lot lines over the years and based on an old pin, engineers compass or a transit. If Greg Howard is an engineer, he's going to that period, he's valid but... Fischbein interrupted stating Greg Howard is not an engineer and is not sure what his role is. Barron interrupted stating it does not matter what his role is, he's licensed for something and he's not referring to any recent cases nor am I aware of any recent cases or any cases that have gone to court. I'm not in favor of putting people through a lot more hoops and hurdles. We've helped a lot of people over the years that didn't have the money or said they didn't have the money for a survey. We 'd make the rule that they had to do it, and then we would have to go back and grant them a waiver.

Vice-Chairman Stuart called on Dallas Emery, who requested to speak. Barron continued stating in his experience over the last 20 years, everytime you get a different Board things change whether you like them or not. You make the rule and the next Board may not grant the waiver. Fischbein stated he cannot make his decision based on Barron's experience.

Vice-Chairman Stuart called Dallas Emery again. Dallas Emery kept on trying to speak but Barron kept talking over him stating if the Board can base a decision on his experience then there's no sense of me being here. There's a lot of stuff happening that you should be aware of. Vice-Chairman Stuart called to Barron.

Dallas Emery kept calling Roy's name. Barron yelled out "What!" Dallas Emery asked Barron to let him speak. Barron stated "Yay, I'll let you talk but I did have the floor." Dallas Emery told Barron; he's doing a lot of speculating when he shouldn't be.

Dallas Emery stated he agrees 100% with Mr. Howard about property lines. Because the ZBA will get cases where a variance is denied because the property owner did not where there lot lines were located, and now their either not meeting the setbacks or their encroaching on a neighbor's property. Dallas Emery believes if a property owner is going to sell their lot it should be surveyed before selling it because a lot of the lot lines are incorrect. But the Board should not commit to requiring every applicant to have their property surveyed prior to submitting their application, they should remain flexible. Discussion ensued.

The Board agreed that Mr. Howard seems to be looking out for the town. Vice-Chairman Stuart suggested the Board think on it and to discuss at the next meeting. Barron suggested warning the applicant's that if any of the dimensions are off on their plan. They would be held liable. Things are getting very expensive and most engineers are booked 1-1½ years out for taking on new jobs. Vice-Chairman Stuart stated again for the Board think on it and will be discussed further at the next meeting.

Any Other Business Which May Come Before This Meeting:

Fischbein requested for the Board to read the letter from Bob King concerning HB-44 on housing to discuss at the next meeting.

Next Meeting: May 16, 2023 @ 7:00 to be held at the Freight House

Vice-Chairman Stuart called for a motion to adjourn.

Adjournment:

A **Motion** by Barron to adjourn. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed. Meeting adjourned** at 8:50 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