

**OSSIPEE PLANNING BOARD
MEETING MINUTES
June 6, 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 7:01 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, Roy Barron, Krystal Eldridge, and Melissa Ames (Alternate),

Absent: Sharon “Sharie” Cohen, Chairman, and Brian Ames

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 and May 16, 2023.

Vice-Chairman Stuart moved the approval of the April 18, 2023 minutes to the next meeting on June 20, 2023 due to a not having a quorum of attendees from that meeting.

Review of the May 16, 2023 meetings minutes ensued.

A **Motion** by Barron to approve the Meeting Minutes of May 16, 2023 as amended. Stuart seconded. No further discussion. A unanimous vote was taken. **Motion passed.**

Financial: 2nd Quarter Expense Report - Vice-Chairman Stuart moved review of the expense report until the end of the meeting.

Informal Discussion:

- Nicole & James Walsh for 18 Moultonville Rd. Tax Map: 092 Lot: 079 is looking to open a Bagel & Sub Shop at this location previously occupied by Gary LaFoe of Smokin Guns BBQ. Property owner is JB Real Estate Investments, LLC.

James Walsh returned to discuss the email message from the owner. Vice-Chairman Stuart noted that this property has been brought before the Board several times before. Vice-Chairman Stuart reminded Mr. Walsh over the length of time the store area has been vacant from the previous occupant Smokin Gun’s BBQ.

Vice-Chairman Stuart noted the property never had an approved Site Plan Review. Back when Smokin Gun’s BBQ had come before the Board; the Board at that time disagreed with the length of time it was vacant and ultimately Gary LaFoe was told he did not need a Site Plan Review. But in actuality the space had been vacant for almost 4 years and should have been required to apply for a Site Plan Review.

Discussion ensued over the different businesses that have occupied the space. Adequate parking and being able to waive the requirement. Loading dock is located on the side of the building. Discussion ensued about getting an approved Site Plan Review on the property from the owner. Vice-Chairman Stuart noted that the application packet needs to be submitted no less than 21 days before the date of a public hearing. Vice-Chairman Stuart clarified the owner needs to apply for the Site Plan Review since he is the property owner. The Board advised Mr. Walsh to contact the secretary for any assistance with the paperwork and for dates.

Fischbein stated they could become the agent for the owner on the application. The paperwork can be found on the Ossipee website or they can contact the secretary for any assistance. Vice-Chairman Stuart called for any other questions.

- Discussion Continued: Enoch Stiff of Off Blake Hill Rd. Tax Map: 103 Lot: 024 is seeking to subdivide (2) one-acre lot from the 30-acre lot.

Jim Rines and Jeff Stiff (Enoch's brother) spoke on behalf of the Stiff family. Rines reminded the Board that in December of 2022, when he presented the Board with a subdivision plan from 1894, which proposed the parcel had been subdivided into small lots. There was previous discussion concerning the roads.

Rines noted that Enoch Stiff found a deed amongst family papers from 1961 and recorded at the Carroll County Registry of Deeds, Book: 352 Page: 204. The Selectmen during this time have recorded on this deed which states, "Whereas the proposed roads laid out on the plan for Roland Park by Mary Neal dated October 1894 have not been laid out or used. We now declare them non-existent and the land returned to the present abutters. Signed, Harold Neal, Rolland Lord, and Douglas McFarlane Selectmen." Rines explained with roads that were not built have been merged back into Mary Neal's land. But if there was a third party that abuts the land, not in the Neal family, the land would become the ownership of the abutter. There may be some legal arguments because it was a recorded dedication and there may be some rights of ownership but for now it is clearly owned by the Neal Family Trust. Rines noted there will have to be a subdivision for anything the Stiff family is wanting to do.

Vice-Chairman Stuart explained how the Board was looking for something tangible to support the status of this property. Rines noted now that it's clear who owns the lot; they can move forward with a Subdivision Plan for two lots from the 30-acre parcel. Over the history of this parcel of Roland Park, if an heir was wanting land in Roland Park, they would sell a parcel of land to an heir of Roland Park. Discussion ensued over anyone having a legal right or dedication to cross the land will need to seek legal advice to settle it.

Rines noted in preparation for the subdivision application he will need to research if any of the individual lots were merged. The roads have been merged into abutting properties. But the individual lots may not have been deeded. When a subdivision is created, a deed is not created until a lot is sold.

Vice-Chairman Stuart inquired if there is a potential for an issue to arise because the project was not followed through with; would the boundary lines that segregated all the lots would they still be in effect. Rines explained if they haven't been merged based on the State statute adopted about 15 – 20 years ago, which states in part, "if a Town involuntarily merges lots for taxation purposes because their owned by the same person and it was done without the consent of the land owner. State legislature states, "RSA 674:39-aa Restoration of Involuntarily Merged Lots: II. Lots or parcels that were involuntarily merged prior to September 18, 2010 by a city, town, county, village district, or any other municipality, shall at the request of the owner, be restored to their premerger status and all zoning and tax maps shall be updated to identify the premerger boundaries of said lots or parcels as recorded at the appropriate registry of deeds, provided."

Vice-Chairman Stuart called for any Board discussion. Rines noted in speaking Jeff Stiff, even if the lots are individual the plan is sell them differently. So, they will be back with a subdivision plan when they get it together. They will also need State and Town Subdivision approvals because the lots will be less than 5-acres each.

Jim Rines requested the address the Board of a couple of outstanding cases he has with the Planning Board. Rines wished to discuss the Angelini Pit and it's subsequent conditions imposed by the Board on July 20, 2021. Angelini Pit still required Effingham approval to operate but Effingham wanted Ossipee's approval first. Below is the final motion from July 20, 2021.

- **Angelini Pit: Case #20-2-EERP/RI:** Angelini Borrow Pit, Owner - William Angelini Earth Excavation of Effingham. Tax Map: 413 Lot: 138 and Ossipee's Duncan Lake Rd., to Approve the Angelini gravel pit pursuant to RSA 674:53, IV, because Duncan Lake Road, the sole access to the site, is adequate for the proposed use considering the impact of the proposed use upon the road. Stuart made a motion that this approval contain the following condition: Pursuant to RSA 674:21, V, (j), Mr. Angelini or any subsequent owner of the pit shall pay an exaction to the Town of Ossipee for the cost of off-site improvements, needs in the amount of \$0.20 per cubic yard hauled per year to be determined by form PA – 39 filed with the Town of Effingham in April of each year. All payments shall be due within 30 days from when the Town of Effingham accepts the report of filing of form PA – 39. A copy of which shall be provided to the Town of Ossipee, Town Administrator and the Planning Board Secretary each year.

Rines explained that the Right of Way Access approval had a two year life span pending Effingham's approval. Rines provided the Board and a copy for the records of Effingham's Notice of Decision for Site Plan Approval dated February 16, 2023, Excavation Permit dated February 16, 2023, and NHDES AoT Permit approval. Angelini via Jim Rines is requesting a notation in the minutes that he has met the conditions and his right of way access permit is not going to lapse. Discussion ensued.

A **Motion** by Stuart for **Case #20-2-EERP/RI:** Angelini Borrow Pit, Owner - William Angelini Earth Excavation of Effingham. Tax Map: 413 Lot: 138 and Ossipee's Duncan Lake Rd., that all subsequent conditions have been met to maintain the approval of right of way access through Duncan Lake Rd., with the receipt of Effingham's Notice of Decision for Site Plan Approval dated February 16, 2023, Excavation Permit dated February 16, 2023, and NHDES AoT Permit approval. With the remaining Ossipee Planning Board provisions pursuant to RSA 674:21, V, (j), that Mr. Angelini or any subsequent owner of the pit shall pay an exaction to the Town of Ossipee for the cost of off-site improvements, needs in the amount of \$0.20 per cubic yard hauled per year to be determined by form PA – 39 filed with the Town of Effingham in April of each year. All payments shall be due within 30 days from when the Town of Effingham accepts the report of filing of form PA – 39. A copy of which shall be provided to the Town of Ossipee, Town Administrator and the Planning Board Secretary each year. Barron seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

- **Zoning Maps:** Fischbein inquired if the Zoning Maps are completed. Rines confirmed they were plotted today. The Board thanked Jim for his hard work in getting these maps revised. Rines noted he still needs to get in touch with LRPC for the Water Resource Protection map.

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, May 1 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. (Case Continued until June 6, 2023 pending Deed research on Right of Way access and to complete the application form)

- Request received on May 30, 2023 from Amy Gogolowski requesting a continuance until July 5th, 2023.

A **Motion** by Fischbein to Approve the request for Continuance until July 5, 2023 for **Case #23-03-SPR:** Amy & Todd Gogolowski of 1550 Route 16. Tax Map: 053 Lot: 092 requesting a Site Plan Review. Barron seconded. No discussion. A unanimous vote was taken. Motion passed.

Vice-Chairman Stuart was reminded to raise Melissa Ames up to voting status in place of Brian Ames. Vice-Chairman Stuart concurred and raise Melissa Ames up to voting status in place of Brian Ames.

Fischbein requested that his case be moved to after hearing Pitchfork Holdings, LLC. Vice-Chairman Stuart agreed and moved onto Case #23-01-SUBD.

- **Case #23-01-SUBD:** Pitchfork Holdings, LLC c/o Evans Brothers, LLC. Representing Agent: Christopher Berry of Berry Surveying & Engineering for 800 Route 16, Tax Map: 124 Lot: 007 is requesting a proposed (7) Lot Subdivision of the 19-acre parcel.

Kevin Thorne of Berry Engineering is filling in for Chris Berry. Kevin Thorne is proposing a 7-lot commercial subdivision. The property is in the roadside commercial district, approximately 19 acres in size with a single-family structure on the property. The property also contains Evans Drive and the Evans Brothers Construction business. Evans Drive was constructed in 2012 and with a gravel sub-base. It is proposed to be paved with the approval of the subdivision. Earth work stopped approximately 10 years prior so an Alteration of Terrain is not required.

The application contained a Variance request for the adjustment of the zone line. In conversation with the Zoning Officer, Christopher Berry of Berry Surveying & Engineering was informed that Variance was not needed for the adjustment of the zone line because per Zoning Ordinance: **“4.1 LOTS IN TWO OR MORE ZONING DISTRICTS** (Amended March 14, 2023) - Where the boundary line between two or more Zoning Districts divides a lot at the time of passage of this amendment to the Ordinance, the requirements of the Zoning District in which the lot has the majority of road frontage may be applicable to the remainder of the lot.” So, the entire parcel will be under the roadside commercial district and any reference to the variance will be removed from future submissions.

Kevin Thorne continued noting there is no wetlands, tax and no conditional use permits proposed. Storm water will be directed to two onsite infiltration rain gardens off the end of the new construction and between lots 7-2 and 7-3. The rain gardens are over designed for future intent of pervious surface construction of these subdivided lots is to be able to utilize these stormwater ponds for their treatments, as well. The site is sandy making ground water recharge quite substantial for this project. The property is in the Water Resource Protection District. Each lot will be serviced by individual wells and effluent disposal systems. Each lot will need State Subdivision approval at the time of sale. Evans Drive will require a change of use permit from NHDOT due to the additional lots of the project. At this time, they have coordinated with the Ossipee Fire Chief, who is requiring a 30,000-gallon cistern to the property. This will be added to the next revision of the plans.

Board discussion:

Vice-Chairman Stuart inquired and Kevin Thorne confirmed there would be two onsite infiltration rain gardens and the center of the cul-de-sac will be used for water detention. The current road is about 500 ft. and the addition will extend to approximately 450 ft. to the neck of the cul-de-sac for a total of 750 ft. around the neck. The road will be a little over 900 ft. from Route 16 to the neck of the cul-de-sac.

Barron inquired of the proximity to Frenchmen’s Brook. Kevin Thorne noted there is a 50 ft. buffer with an additional 75 – 100 ft. from the wetland line to the edge of Frenchmen’s Brook. The Board reviewed page 7 for the over view of the drainage plan.

Vice-Chairman Stuart called for public input.

Ralph Buchanan as a member of the Conservation Commission noted that this project has not come before the Conservation Commission for discussion. Ralph Buchanan has concerns because this project abuts the Pine River State Forest, Frenchmen’s Brook and a large area of wetlands adjacent to it. Ralph Buchanan noted that we would suggest having a wildlife impact study done. Ralph Buchanan stated the next Conservation meeting is next Wednesday and he will make a motion to send a letter to the Planning Board suggesting to have a wildlife impact study done. Ralph Buchanan mentioned another project that abutted the Pine River State Forest and a wildlife study was done by Van der Pol, who recommended a 100 ft. wildlife corridor along one of sides of the project.

Vice-Chairman Stuart and Fischbein both noted there is a 50 ft. buffer with an additional 75 – 100 ft. from the wetland line to the edge of Frenchmen's Brook which may already be the wildlife corridor Ralph Buchanan is suggesting. Vice-Chairman Stuart, Fischbein, Kevin Thorne and Ralph Buchanan all proceeded to reviewed page 4 of the plans. Ralph Buchanan suggested if these lots will be sold for commercial use; we (meaning the Conservation Commission) may ask for tree buffers between lots instead of clear cutting every tree from this area. Ralph Buchanan stated they will discuss it at the Conservation Commission meeting and will send a request letter to the Planning Board.

Vice-Chairman Stuart called for any further public input. Hearing none, public input was closed.

Vice-Chairman Stuart called for any further Board discussion. Fischbein inquired about the vision for the property beyond what was presented. Kevin Thorne will ask Chris Berry to elaborate on that further when comes next time.

Vice-Chairman Stuart asked K. Eldridge if she had any questions. Hearing none. Fischbein asked if the application is being submitted as a complete application. Kevin Thorne confirmed that it is. The Board proceeded to review the application for completeness. Fischbein noted other approvals that are needed. Kevin Thorne confirmed that they will need to revise the application to remove the request for a variance for the rural zone since it's not needed.

The Board noted the following permits pending approval and other application revisions needed:

1. Local Subdivision Approval
2. Local Zoning Board Approval – Not needed
3. NHDES Subsurface (State Subdivision)
4. An updated NHDOT Permit – for driveway
5. EPA Notice of Intent and Stormwater Pollution & Prevention Plan
6. Natural Heritage Bureau (NHB)
7. Department of Historical Resources (DHR)
 - a) Update narrative to remove the need for a variance
 - b) Updated plans
 - c) Balance of Application Fees
 - d) Fire Chief's Letter of Approval

A brief discussion over being able to accept the application as complete versus granting approval for the project. The secretary presented Vice-Chairman Stuart with a note. Fischbein inquired what the note stated. The secretary explained it's a tally of the application fees and that there is a balance owed. The secretary stated this has been conveyed to Chris Berry.

The Board explained that without the Fire Chief's letter, the revised application with the correct narrative and the balance of application fee; the Board cannot accept the application as complete.

Vice-Chairman Stuart asked Kevin Thorne if he wished to continue the case until June 20, 2023. Kevin Thorne confirmed he would like to. Vice-Chairman Stuart called for a motion.

A **Motion** by Fischbein to Continue **Case #23-01-SUBD**: Pitchfork Holdings, LLC c/o Evans Brothers, LLC. Representing Agent: Christopher Berry of Berry Surveying & Engineering for 800 Route 16, Tax Map: 124 Lot: 007 request for a proposed (7) Lot Subdivision of the 19-acre parcel until June 20, 2023. Barron seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Fischbein requested to recuse himself from the Board at this time since he is the presented of the next case. Vice-Chairman Stuart granted the request.

- **Case #23-04-SPRA:** EDF Realty, LLC c/o Ash Fischbein of 1230 Route 16. Tax Map: 101 Lot: 001 is seeking a Site Plan Review Amendment for a change in use from an office/apartment space to add a one-bedroom apartment on the first floor, in the rear area of the barn. Per 2023, Zoning Ordinance changes under Article 34.1 (c) this use is now permitted in the Roadside Commercial District.

Fischbein owner of EDF Realty, LLC a.k.a. Hodsdon Farm of 1230 Route 16 presented his plan to convert an office space into a single bedroom apartment on the first floor in the rear area of the barn. Since the zoning changes which took place in March 2023, the use is now permissible. The Fire Chief's letters states a fire suppression system is not required at this time. The property has plenty of parking and a list of waivers has been submitted.

Vice-Chairman Stuart noted the Board had been made aware previously by one of its members about providing waivers for the not applicable. Fischbein explained to the attending audience that part of the application process has changed in that on the checklist for any item that does not apply to the specific project needs to have a waiver request with the regulation section number and an explanation of why the applicant does not feel its applicable. Fischbein continued noting some of the changes coming to the application and how it will help stream line the process.

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

Vice-Chairman Stuart called for discussion from the Board.

A **Motion** by Barron to accept the application as complete for **Case #23-04-SPRA:** EDF Realty, LLC c/o Ash Fischbein of 1230 Route 16. Tax Map: 101 Lot: 001 request for a Site Plan Review Amendment for a change in use from an office/apartment space to add a one-bedroom apartment on the first floor, rear area of the barn. Per 2023, Zoning Ordinance changes under Article 34.1 (c) this use is now permitted in the Roadside Commercial District. Stuart seconded. No discussion. A unanimous vote was taken. **Motion passed.**

Vice -Chairman Stuart moved onto the waivers requested. The secretary reminded him the waivers should be approved prior to approving the application as complete. Vice-Chairman Stuart concurred.

Waivers Requested as follows:

Section - 6.03.5.A and 6.04.4G. I am asking for an approval to waive the requirement of plan copies. Five 24"x36" and ten 11"x17" plans. As this is only a change of use to one of the units, and there will be no changes to the exterior, therefore, I believe this waiver to be justified.

A **Motion** by Barron to approve the Waiver Request from Section 6.03.5 A and 6.04.4 G, requirements of plan copies per the explanation provided. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Section - 8.01.2.B.2. Parking. There are 35 parking spaces. Adding a single-bedroom apartment would require by the Site Plan Review Regulations, 1 parking space.

A **Motion** by Barron to approve the Waiver Request from Section 8.01.2.B.2. Parking requirements per the explanation provided. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Section - 8.02.4 Lighting Plan. I am not changing the existing lighting plan that is on the plat currently on file for this property.

A **Motion** by Eldridge to approve the Waiver Request from Section 8.02.4 Lighting Plan requirements per the explanation provided. Barron seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Section - 8.02.6 Snow Storage. The parking lot is large enough to store snow as it always has in years past. Nothing is being changed.

A **Motion** by Eldridge to approve the Waiver Request from Section 8.02.6 Snow Storage requirements per the explanation provided. M. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Section - 8.03.1.B Sewage Disposal. My plan will comply with State and Federal Agencies.

A **Motion** by Eldridge to approve the Waiver Request from Section 8.03.1.B Sewage Disposal requirements per the explanation provided. Barron seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Notes on the "Not Applicable":

Per the SPR Checklist that there are several "N/A"s. Here are Fischbein's justifications of those items:

Section 1. C – 6.04.3A: Agent: I simply do not need one. I am the owner.

Section 2. B – 6.04.4D: Deed: It is on file with the original Site Plan Review submission.

Section 2. C & D – 6.04.4B: DES, Zoning Board and Water District Approvals: All State and Federal requirements will be met. There is no need for a Special Exception, or Variance so there is no need for Zoning Board approval. I feel the water district approval is not necessary, as this is only a 1BR apartment. It was already approved as an office space. There is no municipal septic utility needed.

Section 3. – 6.04.4 G&H: Plans & Drawings: Please see waivers above. This project is only a change in use and will only impact the interior of the building. There will be no changes to the exterior. I did include an interior plan "Addendum 1", where you can see the layout of the space.

Vice-Chairman Stuart called for public input. Hearing none.

A **Motion** by M. Ames for **Case #23-04-SPRA:** EDF Realty, LLC c/o Ash Fischbein of 1230 Route 16. Tax Map: 101 Lot: 001 is Granted a Site Plan Review Amendment for a change in use from an office/apartment space to add a one-bedroom apartment on the first floor, rear area of the barn. Per the 2023, Zoning Ordinance revisions under Article 34.1 (c) noting this use is now permitted in the Roadside Commercial District. All Federal, State and Local Regulations shall be followed. Barron seconded. No discussion. A unanimous vote was taken. **Motion passed.**

Vice-Chairman Stuart and Barron noted: The Selectmen, or 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 - Appeals, available on the Town of Ossipee website.

Unfinished Business:

- **Master Plan:** Housing Chapter - Vice-Chairman Stuart gave an update on his discussions with the contractor, Carol Ogilvie. Vice-Chairman Stuart noted it was his mistake when he told Carol Ogilvie the meeting was scheduled for tonight. But luckily it was caught in time and he was able to contact her before she had driven too far.

Vice-Chairman Stuart informed the Board of a letter Carol Ogilvie had sent him list of criteria's she will be focusing on with the Board. Vice-Chairman Stuart will forward the letter to the secretary to disseminate to the Board members. Vice-Chairman Stuart believes there are somethings that the Board can discuss ahead of the June 20th meeting with Carol Ogilvie. Vice-Chairman Stuart will contact Joy Gagnon, EDC Chairperson to start putting together a steering committee to gather ideas before the meeting with Carol Ogilvie and to start working out a schedule for the public hearings

Fischbein noted that the EDC will be meeting Monday, June 12th, 2023 at 6:00 pm. Either in person or via zoom meeting.

Vice-Chairman Stuart inquired of Dallas Emery if he had anything to discuss with the Board. Emery asked if there is a housing meeting scheduled for tomorrow night. Vice-Chairman Stuart informed him that meeting will take place on June 20th, 2023.

- **Set Public Hearing Date:** To approve final revisions to the SPR & SUBD Regulations & Applications, Fee Schedule & Rules of Procedures: The Board discussed upcoming schedules and determine the best date to hold the public hearing will be on Wednesday, July 5th, 2023 at 7:00 pm in the Freight House with the regularly scheduled meeting to follow.

Next Meeting: June 20, 2023 will have a Special Meeting to discuss Housing Chapter of Master Plan with Housing Grant Consultant from 5:00 – 6:45 pm and Regular PB Meeting to follow @ 7:00 pm at the Freight House.

Financial: 2nd Quarter Expense Report: the Board reviewed the expense report and were satisfied with more than 48% of the budget remains.

Notice: Lakes Region Planning Commission will be holding the 2023 Annual Meeting and Awards Night on Monday, June 26, 2023 from 4:30 to 8:00 PM at Church Landing at Mill Falls 312 Daniel Webster Highway, Meredith, NH. Dinner tickets and further information can be found on LRPC website www.lakesrpc.org.

Vice-Chairman Stuart explained that the Town has been nominated for the work done on the zoning ordinances this past year to improve restrictions and encourage housing. Fischbein commented the credit should go to Jonathan Smith, who spear headed the committee for the amount of time and dedication spent going through the zoning ordinances to find areas for improvement, and to the Planning Board and staff for pulling all together in time for March 2023 election.

Any Other Business Which May Come Before This Meeting: None heard.

Vice-Chairman Stuart called for a motion to adjourn.

Adjournment:

A **Motion** by Barron to adjourn. Fischbein seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed. Meeting adjourned** at 8:19 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