

OSSIPEE PLANNING BOARD
Meeting Minutes
October 17, 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, Chairman called the Special 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, Bruce Stuart, Vice Chairman, Ash Fischbein, Roy Barron, Brian Ames and Alternate, Melissa Ames

Absent: Krystal Eldridge,

Regularly Scheduled Meeting

Chairman Sharon “Sharie” Cohen called the Regular meeting to order.

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

Meeting Minutes: Review to approve Meeting Minutes of October 3, 2023 will be ready for the next meeting.

Informal Discussion:

- Stephen Dunkle to discuss his plans for multiple businesses at the former Big Moose RV lot at 495 Route 16, Tax Map: 266 Lot: 016 in the Corridor district.

Mr. Dunkle was not in attendance. The Board moved this discussion to the end of the agenda in case Mr. Dunkle is running late.

- Garrett Piccirillo to discuss plans for a Drive-thru Coffee Shop at 920 Route 16, Tax Map: 123 Lot: 023 in the Commercial district.

Chris Tymula of Greeman-Petersen, Inc. and Greg Nolan, CDO at Cafua Management Company, LLC along with Kevin Capaldo of Greeman-Petersen, Inc. are proposing a 1,850 SF Drive-thru Coffee Shop at 920 Route 16, Tax Map: 123 Lot: 023 in the Commercial district. The proposal would demo the existing structures, merge the 2 lots, obtain a new NHDOT curb cut approval and obtain NHDES on-site septic and well approvals. This is a conceptual plan at this time but they are surveying the property.

Fischbein and Stuart noted the conceptual plan shows 10 ft. side setbacks. Review of Table II – Dimensional Requirements

Zone	Minimum Lot Frontage (ft.)	Front Setback (ft.)	Side/Rear Setback (ft.)	Maximum Lot Coverage % (*4)	Minimum Lot Size (*1)
Commercial	200	50	25 (*3)	50	44,000 sq. ft.

(*3) See Article VIII

Chris Tymula was advised to verify the side setbacks because it will affect their parking. Approximate lot size is 1.2 acres, according GIS mapping the frontage of the combined lots is approximately 336.5 ft.

Barron commented that there existing lots. Stuart clarified that when they merge the lots it becomes a new lot and is subject to current zoning requirements.

Chris Tymula asked in the commercial zone is it a building setback and a pavement setback. Fischbein clarified that it's build out to it's an envelope. The secretary recommended contacting the Zoning Officer who can answer his specific questions. Stuart suggested discussing with the Zoning Officer about maintaining green space under Article 8.2.

Chris Tymula would like to proceed with the getting the property surveyed, overlay the design plan to see where the measurements compare to the boundaries and then submit it to the Zoning Officer for a zoning analysis. Based on the zoning analysis they would proceed with either a variance if needed or move forward with the Site Plan Review application. Discussion ensued over maintaining setbacks, turn radius' for fire apparatus, and if the setbacks impede the parking there's the ability for waivers and/or a variance based on the discussion with the Zoning Officer. Fischbein noted the Fire Chief is Adam Riley and he would want to take a look at the turn radius and all access roads.

Chris Tymula explained that will be RV parking in the rear along with a travel lane and the drive-thru lane so there should be adequate radius for fire apparatus.

The Lot Merger would need to be done before the Site Plan Review. Chris Tymula said they would probably apply for both at the same time.

Fischbein referred to the plan provided which notes the maximum lot coverage = 62.5% and provided lot coverage = 54%. But the Commercial Districts maximum lot coverage is 50%. Chris Tymula thought he read there was a way to increase lot coverage by 25%. Fischbein agreed but could not remember off the top of head. Chris Tymula inquired if increasing the pervious payment would allot for reducing the lot coverage. Fischbein noted that would be a question for the Zoning Officer.

Stuart inquired if the parking spaces are 8ft. by 20 ft. Chris Tymula stated they are 9 ft. by 20 ft. with two ADA spaces that are 8 ft. by 20 ft.

Chris Tymula concluded by noting he will work with the Zoning Officer and hopefully will be back for a Site Plan Review and Lot Merger.

- Felicia Whitney for 674 Route 16 Tax Map: 259 Lot: 001 (formerly Ora's Coffee Shop) is here seeking permission to open a beauty salon at this location.

Felicia Whitney presented not sure how to proceed. Fischbein inquire if Ms. Whitney, who confirmed she is the tenant. Barron noted that it's a change of use again. The Board discussed if a there is a Site Plan Review approved for the property and the secretary confirmed there was one done for Ora's Coffee Shop.

The Board agreed and advised Ms. Whitney that a Site Plan Review Amendment would be required for a change of use from a coffee shop to a salon. Fischbein informed Ms. Whitney that she will need a Letter of Authorization from the property owner, Phil Kitsios, giving Ms. Whitney authorization to speak on his behalf since he will not be available to present himself.

The secretary gave Ms. Whitney a copy of the SPR application along with standard instructions and once she has the required material, she is to bring it to the office and she will be scheduled for a public hearing. Ms. Whitney noted that she has the state board coming to inspect on Thursday and inquired if the inspection could still happen or does she need to wait for the Board's approval. Fischbein inquired if the State Board application require Town approval first. Ms. Whitney stated that she needed the Zoning Officer to come and inspect, which he has already done. It will depend on the State Inspector of your requirements but the inspection can continue but Ms. Whitney will not be allowed to open for business until she obtains SPR approval.

- Phil Valliere c/o 1725 Route 16, LLC for 1725 Route 16. Tax Map: 043 Lot: 004 and Lot: 003. open Bucket O' Balls at the former Smitty's Golf Range and Axe throwing, concession stand.

Zoning Officer, Jonathan Smith, has submitted an email with pictures to the Planning Board and a Notice of Violation is requesting the Board to determine if a Site Plan Review Amendment is warranted.

File history: Lot consolidation and subdivision approved 12/2/1997, Site Plan Review approved 12/2/1997, Site Plan Review Amendment in 2002 to add the mini-golf course.

Phil Valliere stated when they were here last, they discussed the ax throwing, food court area, and things have morphed a bit. So, Jonathan Smith, ZEO wanting him to come before the Board to explain the changes. Phil Valliere noted that originally they were going to have food trucks come into the concession area, but an opportunity arose to obtain food containers. They are similar to storage containers but half the size and equipped for food preparation. Phil Valliere noted they have obtained two of these containers with one being for food concession and the other a drink (Beer and Wine) concession.

Phil Valliere went to the Liquor Commission to get there requirements; the Liquor Commission excepted these containers as acceptable provided they were outfitted properly with a sink, etc. similar to a food truck requirement. The Liquor Commission directed Phil Valliere to the NH Health Department. The NH Health Department were not sure how to classify so they directed Phil Valliere to the Department of Transportation to find out if they would classify the units as mobile or permanent structures. Phil Valliere contacted Mark McConkey, who spoke with the Department of Transportation, who accepts these units as mobile. Jonathan Smith, ZEO informed Phil Valliere that storage container units are considered permanent structures under Ossipee Zoning Ordinances. Jonathan Smith, ZEO suggested that they come before the Planning Board to update them on the changes and let them decide if a SPR Amendment is warranted.

Stuart reviewed the minutes from the Informal Discussion with Mr. Valliere , who stated at that time, “They are looking to maintain the same footprint with no changes to the driving range, structures, or parking area.” The concession area would consist of food trucks with no mention of these storage container concession stands. Stuart believes that a Site Plan Amendment is required to include these structures and may need a building permit. Phil Valliere had already applied for the permits and was given permits for the axe throwing structure, the two concession structures and a storage container just prior to the meeting tonight. Stuart inquired and Phil Valliere confirmed that there are no other plans to add more containers.

Fischbein inquired about water supply if they’re communicating with Department of Health and Human Services (DHHS). Phil Valliere stated the Mark McConkey is in the process of designing and working with DHHS on installing a 1,250 gallon holding tank for water. They will maintain portable toilets instead of a septic system. Fischbein advised to add the holding tank to the site plan at the same time.

Fischbein inquire looking at the drawing where the state is delineating the space for drinking. Phil Valliere explained initially they were looking for food and beverage license. But people would not be allowed to move around and anybody under 18 would have to be attended by an employee at all times. The Liquor Commissioner came to inspect the location and since they’re not going to be serving hard liquor; he suggested they switch their license application to a Beer and Wine license and with that they can move around freely within the roped off area. Discussion ensued over the not carrying beer and wine from one concession area to the axe throwing area on the opposite side of the existing concession stand. Phil Valliere stated in order to have drinking at the axe throwing area, they will probably sell beer from the existing concession building. Fischbein advised that should be on the site plan too since it will now become a vending space of commercial use. Fischbein also advised to delineate on the site plan where there will be drinking spaces. Discussion ensued over where and how to delineate space for the drinking areas. Phil Valliere was advised by the Board that any changes and proposed changes should be documented on the Site Plan Review Amendment application to reduce the amount of times he would be required to file a new SPR amendment. Phil Valliere clarified that the Board wants to see the following on his Site Plan Review Amendment:

1. Holding Tank 1,250 gallon for water
2. Concession stands location
3. Delineated space for beer and wine drinking space
4. Location of carts

5. Location of storage container/s

The secretary gave Phil Valliere a copy of the SPR application along with standard instructions and once he has the required material, he is to bring it to the office and the secretary will schedule the case for a public hearing.

Financial:

- Budget Report: September 2023 – The Board reviewed and had no questions or concerns.

Unsatisfied Conditions:

- **Case #23-09-SPR:** Eric Clifford c/o Fire Side Lumber of 2245 Route 16. Tax Map: 014 Lot 004 in the Roadside Commercial district is seeking a Site Plan Review to have a 30 ft. x 42ft. building with front office space and storage of lumber for sale. The front 16 ft. x 30 ft. will be for office space with the remaining 26 ft. x 30 ft. barn storage for lumber with a 14 ft. x 26 ft. front lean tube. Also looking to put a roof over existing sign with lights to enhance curbside appeal. Also requesting multiple waivers from the checklist. (Case continued from September 5, 2023 to the October 17, 2023 meeting). Pending the following documents and revisions:

1. Copy of Deed for proof of new ownership – [Received 10/10/2023](#)
2. Show Boundary pins on plan
3. Review and Revise Waivers Requested
4. NHDES approved Septic Design plan by a certified septic designer

Before proceeding the secretary reminded the Board that this application has not been accepted as complete.

Eric Clifford expressed his dis pleasure over receiving a Notice of Violation from the Zoning Officer via the secretary when he has been trying to contact the Zoning Officer for weeks. Eric Clifford said that he specifically wants to work with the Zoning Officer and continued to express his frustration and wanted to make a motion the if Mr. Smith is not going to do his job he should retire.

Stuart tried to explain that whatever issue there are with the Zoning Officer has no barring on Mr. Clifford's case with the Planning Board. Eric Clifford continued expressing his frustration stating that he has tried to contact Mr. Smith 6 times to meet with him but Mr. Smith will not return his calls or meet with him and if he is not going to meet with me then he should resign. Iscussion ensue dover the Notice of Violation, which was read into the record by Fischbein. Fischbein explained that all the Zoning Officer is looking for is the submission of building permit applications for the all the structures on the property. Eric Clifford assumed he could not get a building permit until he obtained his Site Plan Review. Fischbein continued to try and explain what the Zoning Officer is looking from Eric Clifford.

But Eric Clifford kept interrupting until Stuart stated "that we are trying to get through this. Do you want to listen to what we have to say or not, honestly. I'm getting a little frustrated now because this is coming before us and we've got a lot of waivers to deal with tonight. My time is important, and if you don't want to listen to what we have to say, I'm not going to address this. If you want to listen to it so we can help you get through it, then I would suggest that you be quiet and that you listen. Do you want to do that or not? I'm here. Alright, thank you."

Fischbein continued acknowledging the receipt of the deed and clarified waivers. Fischbein noted the Board can move forward with accepting his application for consideration of a Site Plan Review. By accepting the application as complete it allows the Board to discuss the contents of the application, figure out the uses, figure out the layout, and this is the process to benefit you. By getting the building permit applications submitted will guarantee that you will not be charged the \$275.00 per day violation fine.

Fischbein identified there are still a couple of items to either provide or a least discuss, but this should be relatively painless. But you have to understand we did not write that letter. We are not being flippant with

you playing in dirt but. Eric Clifford commented I'm frustrated because I've been trying to get in touch with the guy and he will not call me back. Fischbein stated sitting in this chair is because of a frustration I had eight years ago. Again, we all want you to have a business. Eric Clifford commented "I appreciate that." Fischbein continued we all want and no one here is against you or the project. Anything that the Board comes up with that would delay it, is because it's written in a rule. But we will work through how to get past that. Is that fair? Eric Clifford agreed.

The Board proceeded to review the application for completeness and discussion ensued over the locations of the boundary markers on the site plan to ensure that all structures are within the setbacks but without having Eric Clifford to endure more cost and delays. Fischbein requested of the Board suggestions on how to obtain the location of the boundaries without Eric Clifford enduring more cost and delay. Eric Clifford inquired if he would need to hire Mark McConkey to determine the boundaries. Eric Clifford noted that he does know where the right boundary pin is located. Fischbein suggested of Eric Clifford to see if he could get a letter from Mark McConkey verifying the boundaries and that the structures are within the setbacks. Fischbein suggested to poll the Board to have a couple members of the Board do a site walk to measure for monuments.

Fischbein inquired of the of accepting the application as complete and moving forward, if not, Eric Clifford would need to ask for a continuance to a date certain. The Board discussed possible pending conditions. Stuart inquired if there is a copy of the septic application in the packet. After discussion it was determined that the septic has been measured and mapped out but is in the design phase before and application can be submitted to the NHDES, which will not take place until approximately the second week of November. Stuart inquired of Eric Clifford if he has received his Driveway/Curb cut approval from NHDOT. Stuart noted that the Board does have a copy of the submitted application. Discussion ensued over conditional approval verses the 65 day rule and what would be the pending conditions, as follows:

1. Monuments marked on plan
2. Waivers
3. Septic design application and/or NHDES approval
4. Building Permits received for (5) structures along with the square footage and an (1) Electrical Permit.

Stuart and Fischbein discussed a date and time to do a site walk with Eric Clifford to be on Friday, October 20, 2023 in the afternoon. Discussion turned to whether or not to grant a conditional approval but within the Rules and Procedures a conditional approval can be granted pending outside entities as long as there is copy of the submitted application which the Board does not have thus far. So, discussion ensued over selecting a date of continuance.

Eric Clifford requested a continuance until November 21, 2023 to allow time for the septic design to be submitted to NHDES and for Eric Clifford to provided a copy of the application to the Planning Board.

A **Motion** by Barron to approve a continuance for **Case #23-09-SPR**: Eric Clifford c/o Fire Side Lumber of 2245 Route 16. Tax Map: 014 Lot 004 until November 21, 2023. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Eric Clifford inquired as to the purpose of applying for the Building Permits if he's still not allowed to do any work. Various members explained that the permits are to cover the work he has already done.

Fischbein requested to poll the Board to see if the Board will accept the boundary lines and setbacks verification based on Stuart's and Fischbein's determination after the site walk on October 20, 2023.

S. Cohen - Yes B. Stuart – Yes A. Fischbein – Yes R. Barron - Yes B. Ames - Yes M. Ames - Yes

Eric Clifford thanked the Board and apologized for his frustration earlier in the meeting.

New Business:

- **Proposed Zoning Ordinance** changes: The Board reviewed and discussed the proposed changes:

Green is to Add Red is to Delete

Barron had questions and concerns about the proposed changes to ZO Article 4.4 as follows:

4.4 STRUCTURES AND USES PER LOT

c) HUD REQUIREMENTS

All manufactured homes installed after the passage of this Ordinance must comply with the most recent specifications and standards established by the US Department of Housing and Urban Development. (24 CFR CHXX)

Barron felt if the Town adopts this changes it will take a lot of trailers that people are going to have to tear down and won't be able to sell. It was explained it would only apply the adoption of the ordinance. It would not be retro-active. Discussion ensued over when HUD rules went into effect. Barron commented that the Building Inspector is already enforcing HUD requirements so why isn't this already in the ordinances. Stuart and Fischbein that this ordinance is governed under a CFR which is Federal Law so the Town as to incorporate it into the ordinances. Barron questioned if this was the exact wording of the CFR. The secretary confirmed but will follow up for the next meeting.

Dallas Emery inquired how would this effect somebody wanting to put in an ADU, Tiny Home, or Modular Home. Stuart noted it would be determined on how the government defines manufactured homes which would be defined within the CFR. Fischbein read and discussion ensued over reviewing the ordinance for 4.4 in its entirety.

Dallas Emery discussed having (2) principal dwellings on one lot; so, does that allow for having (2) ADU's on the same lot; one ADU per principal dwelling. Fischbein disagreed. “

21.1. A maximum of one (1) Accessory Dwelling Unit (“ADU”) per property is permitted either attached or detached. An ADU shall be permitted on a property where two primary dwelling units exist.”

Chairman Cohen noted the addition of (c) is only a standard of the manufactured homes. Dallas Emery realized this ordinance is related to manufactured homes but stated that someone could manufacture their own home.

Stuart commented if you did that, and Dallas manufacturers his own tiny home that doesn't necessarily mean that it falls under the auspice of a federal definition of a manufactured home and that's pursuant to this federal law 24 CFR. So, I don't think there's a regulation on tiny homes or building your own manufactured home. I think what they're referring to in this CFR is going to be mobile homes and I don't even think prefabs or are considered manufactured. Fischbein thinks it directed more towards a mobile home trailers and not a modular home. Stuart thinks manufactured is with a steel frame but with axles. Dallas Emery agreed but again someone could make their own mobile trailer and consider it a tiny home. Discussion ensued over whether or not tiny homes fell under the definition of manufactured home and meets the HUD requirements.

3.2 ZONING MAP

The Zoning Districts listed above are bounded as shown on the map entitled “Ossipee Zoning Map” and the map entitled Ossipee Water Resource Protection District and the map entitled “Ossipee Wetlands Map,” which maps are located in the Ossipee Planning Office at 1 Moultonville Road (the former “Freight House” building) and made a part of this Ordinance. The first map is hereinafter referred to as the “Zoning Map”, the second map is referred to as the “Ossipee Water Resource Protection Map”, and the third map is referred to as the “Ossipee Wetlands Map.”

Regardless of the existence of other printed copies of the Zoning Map, the Water Resource Protection Map, and the Ossipee Wetlands Map, which from time to time may be made or published, the

official Zoning Map which shall be located in the Town Hall shall be the final authority as to the current zoning status of the land and water areas, buildings, and other structures in the Town.

- 4.10.1. Definition of Terms:** The following definitions shall apply only to this Floodplain Development Ordinance, and shall not be affected by, the provisions of any other Ordinances of the Town of Ossipee.

RECREATIONAL VEHICLES: (Added March 1994) A vehicle which is:

Recreational Vehicles must meet NFPA 1192 or be certified by the RV industry Association.

6.c.1. Front Setback Area:

- a) No part of any building, except uncovered steps, and no other structure, other than a sign, or landscaping articles, shall be placed in the front setback area, measured from road right-of- way to setback line. ~~(Also see Article 8.3);~~
Administrative change to remove because Article 8.3 no longer exists.

24.1.1 BUILDING AND ZONING PERMITS

(Added March 1995; Amended March 2006, 2010, 2018, 2023)

- a) The issuance of a permit by the Town Authority (Zoning Enforcement Officer or Building Inspector) is required prior to the **placement**, commencement of construction or modification of any structure within the Town of Ossipee except for **accessory structures such as chicken coops, playhouses, tree houses, sheds and similar uses** of 120 Sq ft or less, fences 7ft and under, general repairs that do not involve structural repairs or changes.
- b) Fee: See building permit fee schedule
- c) Permits are valid for one year and can be extended at the discretion of the zoning officer for one additional year only.
- d) Permits may be revoked if the permit is not acted upon within 180 days or the zoning officer determines that the project is unsafe or is in violation of the state building code.
- e) **If there is a known zoning violation, no new building permit shall be issued.**

ARTICLE XXXV – “DESCRIPTION OF PERMITTED USES,”

35.2 COMMERCIAL USES - Planning Board approval of a site plan must be granted.

35.2 COMMERCIAL USES - Planning Board approval of a site plan must be granted.

- l) Salesroom - Business with the primary purpose to sell **or rent** automobiles, boats, motorcycles, trucks, snowmobiles, farm equipment or other large objects and which has outdoor display and storage of the objects.

35.2 COMMERCIAL USES - Planning Board approval of a site plan must be granted.

- w) **Storage: The storage of boats, materials, merchandise, products or equipment containing no assembly, repair, or other incidental facilities, provided that such use is not hazardous by reason of potential fire, explosion or radiation.**

Last year when we split Warehouse/ Storage to create Storage Unit Facilities, we inadvertently eliminated Storage altogether. This is adding Storage back into the Chart of Uses and Description of Permitted Uses.

35.3 INSTITUTIONAL USES - Planning Board approval of a site plan must be granted.

Amendment modifies ARTICLE XXXV – “DESCRIPTION OF PERMITTED USES,” Sections – 35.4 (a) (2) and adding new uses.

35.4 OPEN SPACE USES

1) Agricultural & Livestock Uses - Orchard, market garden, nursery, dairy farm, commercial animals, poultry, livestock, or other commercial agricultural activity is allowed in all districts as an accessory use per Zoning Ordinance 34.6 and 35.6 (d), 1 and 2. Home gardening is allowed in all districts as an accessory use including poultry, livestock, and other farm animals. The following restrictions are for commercial operations only. (Amended March 14, 2023)

1) A minimum of one acre shall be required to maintain one animal defined as livestock. For each additional such animal, an additional one quarter acre shall be required.

2) An Accessory Building is allowed per lot for housing of farm animals and/or farm equipment.

Amendment modifies ARTICLE XXXV – “DESCRIPTION OF PERMITTED USES,” Sections – 35.6 (f) and adding a new use.

35.6 ACCESSORY USES

f) Temporary structures – An applicant may receive a building permit/ RV-Tent permit for one (1) year for a temporary structure/recreational vehicle while building or re-constructing a residential structure if the temporary structure/recreational vehicle meets all New Hampshire, federal, and local requirements. The applicant may receive a one (1) year renewal of the building permit/RV-Tent permit if in the judgment of the Code Enforcement Official the applicant has made substantial construction progress. For a second renewal, the applicant must apply to the Zoning Board of Adjustment for a Special Exception.

Amendment modifies ARTICLE XV - RECREATION CAMPING PARK PERFORMANCE STANDARDS and amends regulations concerns by requiring an approved Site Plan Review.

ARTICLE XV - RECREATION CAMPING PARK PERFORMANCE STANDARDS

A Recreational Camping Park shall be an approved lot on which two or more tents, recreational vehicles or trailers are used as temporary living quarters for recreation or education, and a fee is charged for such land use.

Planning Board approval of a Site Plan Review must be granted.

ARTICLE XXXIII – DEFINITIONS

RECREATIONAL VEHICLE: A recreational vehicle means any of the following vehicles:

- 6) Recreational Vehicles must meet NFPA 1192 or be certified by the RV industry Association.

ARTICLE XXXIII – DEFINITIONS

Amendment modifies ARTICLE XXXIII – “DEFINITIONS,” and amends the following definition:

STRUCTURE, Accessory TEMPORARY: A temporary or portable canopy, carport, garage, shed,

shelter or tent, chicken coop, treehouse, playhouse and other similar uses. An temporary accessory structure shall be subject to all setbacks and shall have the same setback requirements as an accessory building. (Added March 13, 2018) (Amended ~~March 14, 2023~~)

ARTICLE IX – DISCONTINUANCE AND EXPIRATION OF ~~LIGHT INDUSTRIAL~~ USE

Amendment modifies ARTICLE IX – “DISCONTINUANCE AND EXPIRATION OF ~~LIGHT INDUSTRIAL~~ USE,” by removing Industrial Use from Section 9.1 and 9.2. and adding verbiage to clarify.

9.1 EXPIRATION OF APPROVAL

If the ~~industrial~~ use has not commenced within two (2) years of final approval, the approval for such use shall be null and void. (~~Amended March 14, 2017~~)

9.2 DISCONTINUANCE; EFFECT

If the ~~Industrial~~ use is discontinued for two (2) years or more, said use shall be deemed abandoned. (Amended March 14, 2023)

Administrative change to remove because not restricted to Industrial Use.

Amendment modifies ARTICLE XXXIV – “TABLE 1 – CHART OF USES”, Section 34.2 (w) to amend the allowability of Commercial uses, as well as adding a new use.

TABLE 1 – CHART OF USES

		Village	Residential	Roadside Commercial	Commercial	Rural	Commercial Node	Corridor
	34.2 COMMERCIAL USES (See also Article XXXV, Section 35.2)							
w.	Storage	N	N	P	P	N	P	P

Last year when we split Warehouse/ Storage to create Storage Unit Facilities, we inadvertently eliminated Storage altogether. This is adding Storage back into the Chart of Uses and Description of Permitted Uses.

Amendment modifies ARTICLE XXXIV – “TABLE 1 – CHART OF USES”, Section 34.3 (a) to correct an administrative oversight.

TABLE 1 – CHART OF USES

		Village	Residential	Roadside Commercial	Commercial	Rural	Commercial Node	Corridor
	34.3 INSTITUTIONAL USES (See also Article XXXV, Section 35.3)							
a.	Churches	P(3)	P(3)	P(3)	P(3)	P(3)	P(3)	P(3)

Administrative Correction

The secretary informed the Board of the dates for filing proposed changes to the zoning ordinance which begins on November 13, 2023 until December 13, 2023. Fischbein questioned if anyone could submit a request for a change directly to the Planning Board or does it have to be submitted at the Town Hall. The

secretary explained that the Planning Board is the board to either recommend or not recommend an ordinance for change. Either way the request would be put on the ballot to the voters.

Informal Discussion:

- Stephen Dunkle to discuss his plans for multiple businesses at the former Big Moose RV lot at 495 Route 16, Tax Map: 266 Lot: 016 in the Corridor district.

Mr. Dunkle never presented to discuss his proposed plan so the Board moved forward with the meeting.

Unfinished Business:

- **Master Plan:** Housing Chapter - Bruce Stuart informed the Board of the following:
 1. Carol Ogilvie will be attending the next meeting to get the Board opinions and suggested changes to the DRAFT - Housing Chapter.
 2. Stuart has submitted the bills and are pending payment.

Next Meeting: November 7, 2023 at the Freight House

Any Other Business Which May Come Before This Meeting: Chairman Sharon “Sharie” Cohen called for any other business.

- Letter of Resignation from Alternate, Melissa Ames: Chairman Cohen acknowledge and regretfully accepted the resignation letter from Melissa Ames. Melissa Ames was thanked for her time and dedication on the Planning Board and received heartfelt wishes on her impending wedding.

Chairman Sharon “Sharie” Cohen called for a motion to adjourn.

Adjournment:

A **Motion** by Stuart to adjourn. Barron seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Meeting adjourned at 8:47 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