

OSSIPEE PLANNING BOARD
Meeting Minutes
October 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, Chairman called the Special Meeting to order at 7:13 PM and requested all cellphones to be silenced.

Pledge of Allegiance: Was recited by all in attendance.

Roll Call: Sharon “Sharie” Cohen, Chairman, Roy Barron, Krystal Eldridge, Brian Ames

Absent: Bruce Stuart, Vice Chairman, Ash Fischbein, and Alternate, Melissa Ames

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 September 5, 2023

A **Motion** by Barron to approve the Meeting Minutes of September 5, 2023. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Chairman Sharon “Sharie” Cohen requested to poll the Board to allow the attending public voice there opinion on Short Term Rentals or to wait for a full Board. Chairman Sharon “Sharie” Cohen stated for the record that the Planning Board does not have an opinion either for or against short term rentals. Your opinions will be stated and documented for the record but the Board has no other information to offer to the public at this time because the topic has not been discussed amongst the Board members as of this time.

Brian Ames: Yes

Roy Barron: Yes, to let them get on record

Kyrstal Eldridge: Yes, but not for discussion but to just gather there information.

Sharie Cohen: Yes, to let them have their say and find out what their opinion is and get it on record.

Chairman Sharon “Sharie” Cohen informed the attendee’s they will have an opportunity to speak when the Board gets to the topic of short term rental based on the agenda.

Informal Discussion:

- Andy Fisher of Ammonoosuc Survey presents with subdivision questions for 47 East Side Drive. Tax Map: 119 Lot: 005.

Andy Fisher of Ammonoosuc Survey present for 47 East Side Drive. Tax Map: 119 Lot: 005. The property is 3.95 acres that is long and narrow with enough density for subdivision. The owners would like to do a 2 lot subdivision but the issue is the required road frontage and how to go about creating the frontage for the

second lot.

Barron stated that the Board cannot give advice on that because he would need to go to the ZBA for a variance. The Planning Board cannot grant a waiver in the reduction of the requirements. Mr. Fisher would need to apply to the ZBA for a variance, if granted the reduction for road frontage then he could return to the Planning Board for the subdivision.

Mr. Fisher inquired if the Town of Ossipee allows rights of way to count toward road frontage. Barron stated to either talk to the ZBA or the secretary because that's not part of the Planning Board jurisdiction. Mr. Fisher stated he is only asking if it's allowed. Barron stated he would need to speak with the Zoning Officer to determine the road requirements. Barron stated he would also want a statement in writing from the zoning officer if he states a right of way is adequate to allow as road frontage.

Brian Ames inquired if is currently a right of way. Mr. Fisher said there is but if they have to build a road to standards the owners would accommodate the requirement.

Barron stated You have to have the land, setbacks and the property to do it with four acres but they're running very close. It's not impossible but once again, I would talk to Jonathan Smith. I think you have to make the it a public right of way. Mr. Fisher did not understand why it would have to be a public right of way; it could be a private road right of way. Barron commented then you don't need your road frontage do you. You can't have it two ways. You can't sit there and say it's road frontage and tell us where you can't use. Mr. Fisher commented, I mean there are private roads all over. Barron stated private roads is not considered road frontage. Mr. Fisher inquired if that's the opinion of the Board. Barron stated, what you have is on your private road is a development. So, it's open to the whole development and I'm not sure you'd meet that criteria. That's why you should go to the zoning officer, then the Board would act off his opinion or send you to the ZBA. Mr. Fisher again inquired if that's the opinion of the entire board that I should not go to this board, but I should go to the zoning officer. That seems like a different process than I experienced in in any other town.

The secretary explained by going to the zoning officer, he's going to let you know whether or not you're okay or whether or not you will need a variance. Because basically, he has to deny based on a zoning ordinance in order to send you to the ZBA. By getting the ZBA's approval, you can then come to the planning board for your subdivision approval. But in hindsight, I wish I heard this earlier because by talking to Jonathan or even talking to the town's Highway Director, Tony Eldridge, they could best direct you as far as frontage and driveway accesses. Barron, if they don't deny you, then you come back here. Mr. Fisher what if they decided to build a road to Town standards. You still have to talk with Jonathan and/or Tony Eldridge before coming to this board. The secretary confirmed he would because he would have to work the road into his overall subdivision plan for the Planning Board. Mr. Fisher inquired and the secretary confirmed that would happen first before we come to the Planning Board.

Barron commented, sorry you're here but very careful about stepping on other peoples toes.

- Joshua Morgan of 531 Route 16. Tax Map: 136 Lot: 018 in the Corridor district presents to discuss placing a metal building on the property to store his heavy equipment.

Joshua Morgan purchased 531 Route 16 which approximately 16 acres and would like to place a 50 ft. by 100 ft. steel building.

Barron asked if that's in the Commercial District. Joshua Morgan stated that on that side of the road it's zoned commercial and the opposite side is zoned residential. Barron stated that helps him a lot. Chairman Cohen noted it's his packet. Barron stated he has not read the packet because he lost his reading glasses.

Joshua Morgan noted that of the 50 ft. by 100 ft. building; 25 ft. by 50 ft. will be living space. It will be a two-story building with living space and 18 ft. walls. There will no automotive repair taking place aside from fixing and maintaining and storing his own excavation equipment.

Barron stated he will probably need a Site Plan Review. Brian Ames referred to a Denial Letter from the Zoning Officer stating he would need a Variance. But the secretary noted that's when Mr. Morgan wanted to construct a storage unit facility but his plans have changed since then. Joshua Morgan stated that he wants to do both and will apply for the variance but will probably get denied. But for right now he wants to move forward with putting his building up so he has a place to live.

Barron again stated he would need a Site Plan Review. Joshua Morgan stated that the septic plan he's provided to the Board for review will basically be his Site Plan. Barron noted he will need a formal SPR and the secretary can help with the process. The secretary inquired if this would be a business. Joshua Morgan stated it would be an excavation business but in the sense it will contain only his equipment and there would be no customers, or foot traffic coming and going. Brian Ames questioned if a Site Plan Review is still required. Barron asked if Joshua Morgan had spoken with the Zoning Officer. Joshua Morgan stated he has spoken with the ZEO and has provided him with copies of the Driveway approval and septic plan. Discussion ensued over whether or not what Josh Morgan is wanting to do classifies as a business. Barron stated if he's just using the building to store his equipment, there are no employees and is going to be living there so it classifies as a home business and he would not need a Site Plan Review. Barron questioned if he was right or wrong in remembering the rules on home business.

The secretary inquired of Josh Morgan if he had spoken with Jonathan Smith, ZEO since he's changed his plans for the property. Josh Morgan stated he spoke with him the week prior but they've been emailing back and forth. The secretary suggested to speak with Jonathan Smith tomorrow to get his perspective and contact Josh Morgan with the decision. Barron and Cohen were both okay with not requiring a Site Plan Review only if Jonathan Smith agrees. Otherwise, a Site Plan Review will be required.

Krystal Eldridge asked if the Board needs to make a motion. The secretary stated no because this is an Informal Discussion which is non-binding on both parties. The secretary again stated she would contact Josh Morgan tomorrow after speaking with Jonathan Smith.

Financial:

- Budget Report: January - August 2023, the Board reviewed and had no questions or concerns.
- 2024 Proposed Budget Worksheet: The secretary explained that starting with this year's budget the secretary's wages is going to be reallocated to the Selectmen's Office Budget. The Planning Boards actual proposed budget will be \$11,750.00.

A **Motion** by Barron to Level Fund the 2024 Proposed Planning Board Budget in the amount of \$11,750.00. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Unsatisfied Conditions:

- **Case #23-02-SPR:** Michael Stevens of 1800 Route 16. Tax Map: 038 Lot: 020 is Conditionally Approved for a Site Plan Review of a phased project to have Food Trucks and Camper Storage in Phase I, and Phase II is to construct a 60 ft. X 40 ft. Garage for Repairs and Sales, **pending** driveway permit approval by NHDOT curb-cut. All Federal, State and Local Regulations shall be followed.

1. NHDOT Driveway approval: **Received on October 3, 2023, NHDOT drive way approval.**

A **Motion** from K. Eldridge to remove NHDOT Driveway approval for **Case #23-02-SPR:** Michael Stevens of 1800 Route 16. Tax Map: 038 Lot: 020 from the list of unsatisfied conditions. Barron seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

A **Motion** by Barron for **Case #23-02-SPR:** Michael Stevens of 1800 Route 16. Tax Map: 038 Lot: 020 is Granted a Final Site Plan Review Approved with all conditions being met for a phased project to have Food

Trucks and Camper Storage in Phase I, and Phase II is to construct a 60 ft. X 40 ft. Garage for Repairs and Sales, provided All Federal, State and Local Regulations shall be followed. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Chairman Cohen *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.

Chairman Sharon “Sharie” Cohen read the description of the next case being presented.

- **Case #23-03-SUBD:** Gregory C. Bemis of 185 Dorrs Corner Rd. Tax Map: 231 Lot: 027. Representing Agent is Frank McMahon of White Mountain Survey & Engineering; a Division of Horizon Engineering is seeking a (4) lot subdivision of the 24.35+/- acres. Lots 1, 2, and 4 will require State subdivision approval for having an area of 5 acres or less. Lot 3 is larger than 5 acres and state approval is not required. Requesting waivers from subdivision regulations for: Section 11.01, D – Length to width ratio, Section 11.02, A – HISS mapping, and Section 11.02, B – Ground control. (Case continued from August 15, 2023, September 5, 2023 and September 19, 2023 pending conditions:)

1. Copies of State submitted applications and/or approvals - [Received](#)
2. Letter from NH Co-op for Lot #1- [Received](#)
3. State Subdivision approval - [Received](#)
4. Signature of Wetlands Scientist on the final plan and Mylar - [Received](#)
5. Section 9.06.A – Condition and description of easement from Gregory Bemis’ lawyer to be written on the deed concerning access point of Lot #1 over Lot #2. - [Received](#)
6. Revised Plan and Mylar for recording - [Received](#)

Representing Agent is Frank McMahon of White Mountain Survey & Engineering; a Division of Horizon Engineering submitted the following documents for the pending conditions of #3, #4, #5, #6, #1 and #2. K. Eldridge requested to see the letter from the NH Co-op.

A **Motion** from Barron to remove the six conditions for **Case #23-03-SUBD:** Gregory C. Bemis of 185 Dorrs Corner Rd. Tax Map: 231 Lot: 027 from the list of unsatisfied conditions. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

The secretary noted that the next motion would be to accept the case as complete.

A **Motion** from Barron to accept the application as complete for **Case #23-03-SUBD:** Gregory C. Bemis of 185 Dorrs Corner Rd. Tax Map: 231 Lot: 027. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

A **Motion** by Barron for **Case #23-03-SUBD:** Gregory C. Bemis of 185 Dorrs Corner Rd. Tax Map: 231 Lot: 027. is Granted Final Subdivision Approval with all conditions met for a (4) lot subdivision of the 24.35+/- acres. Lots 1, 2, and 4 were granted State Subdivision Approval for having an area of 5 acres or less provided All Federal, State and Local Regulations shall be followed. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Chairman Cohen *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.

Chairman Sharon “Sharie” Cohen read the description of the next case being presented.

- **Case #23-01-BLA:** William A. & Shannon M. Huffman and Maplehurst Farm Trust c/o Ted Wright of White Mountain Survey & Engineering of 275 Granite Rd. Tax Map: 261 Lot: 010, 279 Granite Rd. Tax Map: 261 Lot: 011 and 285 Granite Rd. Tax Map: 261 Lot: 012 was **Granted Conditional Approval** for a Boundary Line Adjustment of .28 acres from Lot: 012 to become part of Lot: 10 and Lot: 011 lot lines will be absorbed and become part of Lot: 010. (Case continued from August 15, 2023, September 5, 2023 and September 19, 2023 pending the following conditions:)

1. Water Rights Easement between Tax Map: 261 Lot: 010 and Tax Map: 261 Lot: 012 to be written on both property deeds giving water rights to use and repair with no interference.
2. Water Rights Easement description to be noted on final plan
3. Receive Mylar for recording

Frank McMahon presented on behalf of Ted Wright of White Mountain Survey & Engineering and submitted the final plans and mylar noting the water rights easements on the plan.

A **Motion** from Barron to remove the three conditions for **Case #23-01-BLA:** William A. & Shannon M. Huffman and Maplehurst Farm Trust of 275 Granite Rd. Tax Map: 261 Lot: 010, 279 Granite Rd. Tax Map: 261 Lot: 011 and 285 Granite Rd. Tax Map: 261 Lot: 012 from the list of unsatisfied conditions. K. Eldridge seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

A **Motion** by Barron for **Case #23-01-BLA:** William A. & Shannon M. Huffman and Maplehurst Farm Trust of 275 Granite Rd. Tax Map: 261 Lot: 010, 279 Granite Rd. Tax Map: 261 Lot: 011 and 285 Granite Rd. Tax Map: 261 Lot: 012 is Granted a Final Boundary Line Adjustment Approval with all conditions met for a .28 acres from Lot: 012 to become part of Lot: 10 and Lot: 011 lot lines will be absorbed and become part of Lot: 010 provided All Federal, State and Local Regulations shall be followed. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Chairman Cohen *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.

Chairman Sharon “Sharie” Cohen read the description of the next case being presented.

- **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 **Granted Conditional Approval** a proposed (7) Lot Subdivision, pending receipt of the following conditions: (Case continued from June 6th, 2023, July 5th, 2023, July 18th, 2023, August 1, 2023, August 15, 2023 and September 19, 2023)

1. NHDOT – approval and/or copy of submitted applications. [Received copy of application on October 3, 2023](#)
2. Department of Historical Resources - approval and/or copy of submitted applications. [Received copy of application on October 3, 2023](#)
3. Mylar plan and appropriate fees for recording with Carroll County Registry of Deeds.

Christopher Berry of Berry Surveying & Engineering submitted the pending documentation for the Board’s review and provided the secretary with two checks for the recording fees.

A **Motion** from Barron to remove the three conditions for **Case #23-01-SUBD:** Pitchfork Holdings, LLC

c/o Evans Brothers, LLC. for 800 Route 16, Tax Map: 124 Lot: 007 from the list of unsatisfied conditions. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

A **Motion** by Barron for **Case #23-01-SUBD**: Pitchfork Holdings, LLC c/o Evans Brothers, LLC. for 800 Route 16, Tax Map: 124 Lot: 007 is Granted a Final Subdivision Approval with all conditions met for a proposed (7) Lot Subdivision provided All Federal, State and Local Regulations shall be followed. B. Ames seconded. No discussion. A unanimous vote was taken by a show of hands. **Motion passed.**

Chairman Cohen *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.*

Chairman Sharon “Sharie” Cohen read the description of the next case being presented.

- **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 until October 17, 2023 meeting)*. Pending the following documents and revisions:

1. Copy of Deed for proof of new ownership
2. Show Boundary pins on plan
3. Review and Revise Waivers Requested
4. NHDES approved Septic Design plan by a certified septic designer

New Business: Chairman Sharon “Sharie” Cohen explained that the Board is not for or against Short Term Rentals but we are just gathering information at this time. Each person will get a chance to have a say. When they are called upon, they will be asked to stand, state their name and address and briefly convey their opinion.

- **Short Term Rentals (STR’s)** – discussion

Matthew McLaughlin c/o 953 Union St., LLC for 18 Fairway Drive – Indian Mound Association spoke in support of short term rentals. Mr. McLaughlin stated two points of interest:

1. Through research of NH Supreme Court cases sided with the Plaintiff vs. Town of Conway allowing him to continue renting out his home as a short term rental. This issue was debated and the main reason with siding with the plaintiff was because the Town of Conway’s Zoning Ordinance definition of a single-family home did not mention duration and the plaintiff met all the remaining criteria.

Mr. McLaughlin stated in reviewing the Ossipee Zoning Ordinance it to does not mention duration in the definition of a single-family dwelling, so unless the zoning ordinance changes the State Supreme Court ruling would apply to Ossipee.

2. Mr. McLaughlin thinks this would be good for the local economy and since tourism is a large part of the Mount Washing Valley it would be beneficial to Ossipee.
3. Mr. McLaughlin stated he also thinks it’s good for the homeowners by being able to purchase a home and subsidize their monthly payments.

Mr. McLaughlin stated he thinks it’s good for the economy, the homeowner and currently the courts are on their side.

Chairman Cohen wanted to clarify that it is not an “All or Nothing” proposition. There are also regulations as in other towns of getting permits to meet certain requirements for safety reasons. Mr. McLaughlin stated those same reasons would need to be met for every homeowner in Ossipee. Chairman Cohen stated again it’s not going to be a yes or no to allow short term rentals but certain conditions may need to be met.

Barron referred to a complaint at a prior meeting where some rentals are over capacity, big parties, etc. But he’s not against short term rentals but he would like to see some sort of order so people will have some privacy.

Mr. McLaughlin stated whatever town rules and laws apply to homeowners should apply to short term rentals.

Barron stated it might turn into a Selectmen’s issue but he wants to respect their opinions. He’s definitely not in favor of shutting down short term rentals because I’m against rule and regulations of all people but has not had enough time to look at the information.

Chairman Cohen called on the next person.

Debra McLaughlin of 18 Fairway Drive – Indian Mound Association wanted to add that if the town was to shut down rentals the town would suffer immensely from that decision. Barron commented, he agrees with that. Debra McLaughlin continue noting that in a town trying to revitalize business by shutting rentals would devastating to businesses. By shutting down rentals who would want to come to Ossipee if there is no recreation to support it.

Barron commented that every time we make a rule it can snowball and hurt other people. We will have to take this into consideration and discuss it amongst the whole Board and whether we act at all or say it’s not worth it, I don’t know. I was not aware of the State Supreme Court ruling because I have not had time to read the material because of taking care of my brother.

Chairman Cohen called on the next person.

Diana Meyer of 39 Captain Lovewell Lane presents as a representative of the Indian Mound Home Owners Association and Board of Director here to gather information to take back to the Board of Directors for them to determine their own rules.

Barron inquired if association are allowed to make their own rules. Diana Meyer confirmed they can and do. Vicky Galkina, Realtor interrupted stating but they won’t because it will get voted down like you wouldn’t believe.

Chairman Cohen called on the next person.

A unknown couple present chose not to comment and was here to observe.

Chairman Cohen called on the next person.

Vicky Galkina, Realtor of 12 Fairway Drive is the Short Term Rental Committee for Indian Mound Association. She is a permanent resident of Ossipee, as a realtor she does not do short term rentals and does not rent her property for short term. She presents to speak on behalf of the people who have short term rental properties. Vicky Galkina commented how other towns who have passed regulations on short term rentals like Conway, Freedom most recently and Madison, who recently got voted down, or do not allow short term rentals; have had a law suit filed against the town by the property owners. Vicky Galkina stated that Conway has been in constant lawsuits for 12 years over STR’s, and a lawsuit has been filed against Freedom for severely limiting STR’s. Vicky Galkina says the same thing will happen here. So, when the Board is looking at regulating STR’s they should think about whether they want to tie up town resources to fight STR’s in court. She says there’s not a single town in NH that has not been sued for limiting short term rentals and it’s going to happen here.

Barron commented that’s why he believes it’s going to be a Selectmen’s item for noise control or something

because some of parties get out of hand. But personally, I'm not in favor of doing much about it because I believe in Freedom. Vick Galkina noted that the Town of Freedom has the most restrictive regulations and all the people that had STR's in Freedom became a resident in the Town of Ossipee because it does not have regulations against STR's.

Barron stated with no disrespect to anybody but we have a lot of people from out of state. And the more people we get from out of state, the more rules, and regulations. I'm trying to fight to keep them out. They come in for our way of life and they pass rules and regulations. You know, I'm saying, but I like to be fair to everybody, including the people who are being violated by the noise half the night.

Vicky Galkina commented true, but there are ways to regulate it. Barron stated That's my point! That's what I'd like to go with it.

Debra McLaughlin of 18 Fairway Drive – Indian Mound Association noted she finds that the regular homeowners in the association are partying more than the renters.

Chairman Cohen commented that it's unfortunate when you get one bad apple renter and all hell breaks loose. You can sympathize with the neighbor but not everyone is like this.

Barron commented that he wished the whole Board was in attendance because they need to hear this side of the story.

Chairman Cohen called on the next person.

Ann Dewberry - Cady of 59 Old Mill Rd. of West Ossipee and is on the Board of Homeowners Association for Wind Sock Village. Ms. Cady stated that Wind Sock Village and Soaring Heights requires 100% vote by the owners to change anything in their CNR's. Ms. Cady commented they don't even know where all the owners are located. Ms. Cady did verify that Wind Sock Village does allow STR's but Soaring Heights within their CNR's do not allow STR. She herself has a private room and bath with in her home but for about 99% of the time she is at the home when there are guest staying. Ms. Cady noted they normally do not have a lot of incidents at Wind Sock Village but the most recent was a neighbor wanting to set off firecrackers. Ms. Cady stated that Air BnB sent out the notices that this meeting was happening. Several others in attendance stated the same that they were notified through Air BnB.

Debra McLaughlin of 18 Fairway Drive noted that with Air BnB and VRBO you have to critique the renter. The questionnaire asks if the renter respected the By-laws, were they noisy, were they neat, and the questionnaire is quite long but the renter gets to critique the homeowner, too. So, if the renter or the homeowner gets a bad review it puts a blemish on there listing and could make it hard to either rent from or rent to someone going further.

Barron asked the secretary if the gentleman who complained was from either of these associations. The secretary stated no, it was residential.

Debra McLaughlin of 18 Fairway Drive noted that people do not just use Air BnB and VRBO but they also use Property Management for STR's.

Chairman Cohen conveyed that everyone had some great points, the Board welcomes the input and thanked them for coming in to discuss and voice their opinions.

Chairman Cohen and Barron both stated that the notices and agenda's are posted on the Town's website a week in advance and advised those in attendance to check out the website for the next time STR's will be discussed and the Board is always looking for the public's input.

The secretary explained that before a change would ever go to the ballot:

1. The Planning Board would have to create the Zoning Ordinance
2. The Planning Board would hold a Public Hearing on any changes to the Zoning Ordinances

3. The Planning Board would vote to recommend or not recommend the changes
4. The Planning Board would then submit all proposed Zoning Ordinance changes to the Town Clerk to be placed on the ballot at the Annual Town Election & Meeting held in March of each year.
5. Based on Town votes would determine if a change to a Zoning Ordinance would go into effect.

Unfinished Business:

- **Master Plan:** Housing Chapter was not discussed.

Notice: The Board reviewed and had no questions or concerns.

- **NHMA:** Planning and Zoning Laws – 2023
- **LRPC:** Commissioner Meeting Summary for September

NHDES: The Board reviewed and had no questions or concerns.

Patel Yatinkumar of Watson's General Store – 2345 White Mountain Highway. Tax Map: 009 Lot: 005 has received an approved Groundwater Management Permit (#GWP – 199904063-O-002). The permit is approved for a period of five years to monitor the effects of past discharges of petroleum hydrocarbons and take effect immediately. Periodic Summary Reports are due in December 2024 and 2026.

Next Meeting: **October 17, 2023 at the Freight House**

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

Chairman Sharon "Sharie" Cohen called for a motion to adjourn was requested.

Adjournment:

A **Motion** by K. Eldridge to adjourn. Barron 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