

OSSIPEE ZONING BOARD MEETING

TENTATIVE AGENDA

Details Subject To Change until Day of Meeting

April 9, 2024 - 7:00 PM

at the Freight House

Call to Order:

Pledge of Allegiance:

Roll Call: Daniel Fischbein, Roy Barron, Dallas Emery, Daniel Karl, David Doyle and Jonathan Smith, (Zoning Officer) **Alternate Vacancies Available.**

Meeting Minutes: Review to Approve Meeting Minutes of March 12, 2024.

Welcome Returning & New Members: Dallas Emery and David Doyle

Elect Chairman:

Elect Vice-Chairman:

New Business:

- **Case #24-02-V:** Owners: Keli & Michael Wynne of 10 Frost Road. Tax Map: 066 Lot: 052 is requesting a Variance from Zoning Ordinance Article 6.4.2 (a) Side setback and Article 8.2 Greenspace to construct an attached 20 ft. x 26 ft. garage and an 8 ft. x 15.5 ft. breezeway within 12.6 ft. (NE Corner) and 16.3 ft. (NW Corner) of the side property line.

Any Other Business Which May Come Before This Meeting:

Next Regular Meeting: **May 14, 2024 @ 7:00 pm at the Freight House**

Adjournment:

TAX MAP 66-43
MARK RANDALL
33 ALBURN RD
LONDONDERRY, NH 03053
CCRD BK 3408 PG 1008

TAX MAP 66-46
LONNES 2019 TRUST
CCRD BK 3433 PG 668

TAX MAP 66-51
PAUL W. & REBECCA P. CAIN
CCRD BK 3104 PG 455

TAX MAP 66-52
22447 SF = 0.515 AC

TAX MAP 66-53
JASON DEERE REALTY TRUST
CCRD BK 3449 PG 169

LOT IS BENEFITTED BY AND
SUBJECT TO "FROST ROAD"
A 16 FT WIDE PRIVATE
ROAD/R.O.W. TO & FROM LOT
USED IN COMMON WITH OTHERS

PSNH
11-21-12
NET&T

PSNH
11-13-13
NET&T

AREA COMPS: SF

TOTAL LOT	32447
WITHIN 50' OF REF LINE 12447	
BETWEEN 50' & 150' OF REF LINE	
WITHIN 50' OF REF LINE	4205
IMPERMEABLE:	
EX 0 GRAVEL DRIVEWAY	4600
EX 0 HOUSE W/ EAVES	30
EX 0 DECKING W/ STEPS	410
EX 0 SLATE LANDINGS	91
EX 0 SHED W/ EAVES	75
EX 0 CONCRETE PADS	15
PR 0 DRIVEWAY ASPH	40
PR 0 GARAGE & BREEZE WAY TAG (DRIP-EDGE)	REMOVED 0 DECK/STEPS
REMOVED 0 DECK/STEPS	-34
TOTAL IMPERMEABLE	5215 SF
% IMPERMEABLE	17.9%

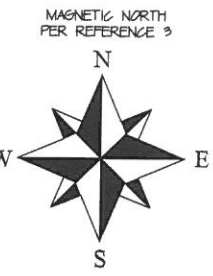
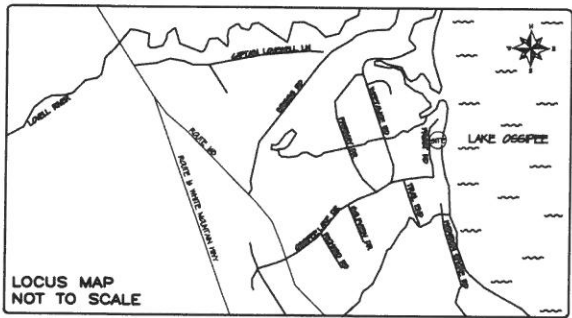
- ADDL ADJUTERS
- 66-41 INDIAN MOUND PROPERTY OWNERS ASSOC.
1 CRYSTAL HILL ROAD
PLANTON, NH 03269
 - 66-44 JAMES & CLARE TRACEY
1 WESTLAGE RD
CENTER OSSPEE, NH 03024
 - 66-44 DAVID & SUSAN LONNES, TTEs
19 IEDEN ST.
BEVERLY, MA 01915
 - 66-47 PAUL & REBECCA CAIN
PO BOX 1116
DOVER, NH 03821
 - 66-49 DONALD & PATRICIA SIMPSON
10 BURDEN AVE
MANCHESTER, NH 03044
 - 66-50 MICHAEL & MICHELLE DURANT
14 FROST ROAD
CENTER OSSPEE, NH 03024
 - 66-54 DAVID & JOHANNA HADON
185 CORNHILL ST.
DANVERS, MA 01923

NOTES:

1. PLAN INTENT: TO PLAT THE BOUNDARIES AND SHOW HOW MONUMENTED THE SUBJECT LOT.
2. OWNER(S) OF RECORD:
KELI & MICHAEL WYNNE
6721 ROBERT DR
SOUTH EASTON, MA 02375
CCRD BK 3266 PG 03
3. ALSO KNOWN AS OSSPEE PARCEL TAX MAP 66-52
4. ZONED: "RURAL"
SETBACKS: FRONT 40', SIDE 25', (SHORELINE) 50'
5. THIS PLAT IS A REPRESENTATION OF FIELD INFORMATION AND RECORD INFORMATION AS SURVEYED AND FOUND BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. THIS PLAT REPRESENTS A "STANDARD PROPERTY SURVEY (URBAN)" WITH AN ERROR OF CLOSURE OF LESS THAN 1 PART IN 10,000 PARTS. THIS SURVEY WAS CONDUCTED DURING DECEMBER OF 2023, USING A TOPCON DIGITAL TOTAL STATION AND DATE COLLECTOR. THIS PLAT SHOWS THE BOUNDARIES OF THE SUBJECT PARCEL(S) TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND IS BASED UPON INTERPRETATION OF LAND RECORDS, PHYSICAL AND OTHER EVIDENCE FOUND UPON AND NEAR THE SITE. THIS PLAT REPRESENTS A BEST PROFESSIONAL OPINION, AND IMPLIES NO WARRANTIES OR GUARANTEES. SAID OPINION IS SPECIFIC TO BOUNDARY LOCATION ONLY, AS THIS PLAT RENDERS NO OPINIONS AS TO QUALITY OF TITLE.
6. THE PROPERTY IS IN FEMA FLOOD ZONE AE WITH A BFE OF 414' (NAVDS8) PER FEMA FIRMETTE MAP 33003C0494D EFFECTIVE ON 3/19/2013.
7. "PIN/CAP FOUND" REFERS TO 5/8" (#5) BOUNDARY PINS WITH ID CAPS SET, OR OTHER APPROPRIATE MONUMENTS (IE: DRILL HOLE) BASED UPON FIELD CONDITIONS.
8. ALL DIMENSIONS SHOWN ARE "+/-".

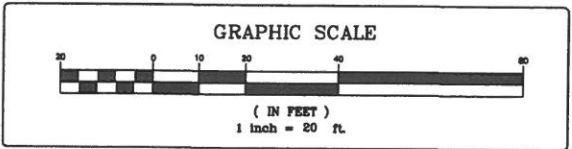
REFERENCES:

1. "BOUNDARY LINE ADJUSTMENT BETWEEN ROLAND & DAVID MURRAY"
STEPHEN H. BOOMER - SURVEYOR dated APRIL 1987 - revised JUNE 1987
C.C.R.D. PLAN BK 109/66
2. "PLAN OF LAND FOR FEMINO FAMILY INVESTMENT TRUST", BY LAND TECH, DTD: OCTOBER 2011, BEING FILE # 09103-1, NOT RECORDED
3. "PLAN OF LAND FOR BRIAN & LISA MURPHY", BY LAND TECH, DTD: AUGUST 2005, BEING FILE # 05192, NOT RECORDED



MAP LEGEND

- IRON PIPE (IP)
- GRANITE BOUND (GB)
- ▲ PIN CAP (PC)
- 1/8" FOUND/SET
- WELL
- UTILITY POLE (UP)
- ✕ BENCHMARK (BM)
- M MAGNETIC NAIL
- TREE
- PH BEECH
- CHY CHERRY
- WP WHITE PINE
- RP RED PINE
- RD RED OAK
- MPL MAPLE
- SPR SPRUCE
- ML MAPLE
- PROPANE TANK
- FIRE PIT
- E- ELECTRIC CABLES
- W- APPROX WATER LINE
- ROAD/LAKE
- GRAVEL (TYP)



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VARIANCE APPLICATION PLAN FOR
KELI WYNNE & MICHAEL WYNNE
10 FROST RD, OSSPEE, NH
C.C.R.D. BOOK 3266 PAGE 03
TAX MAP 66-52

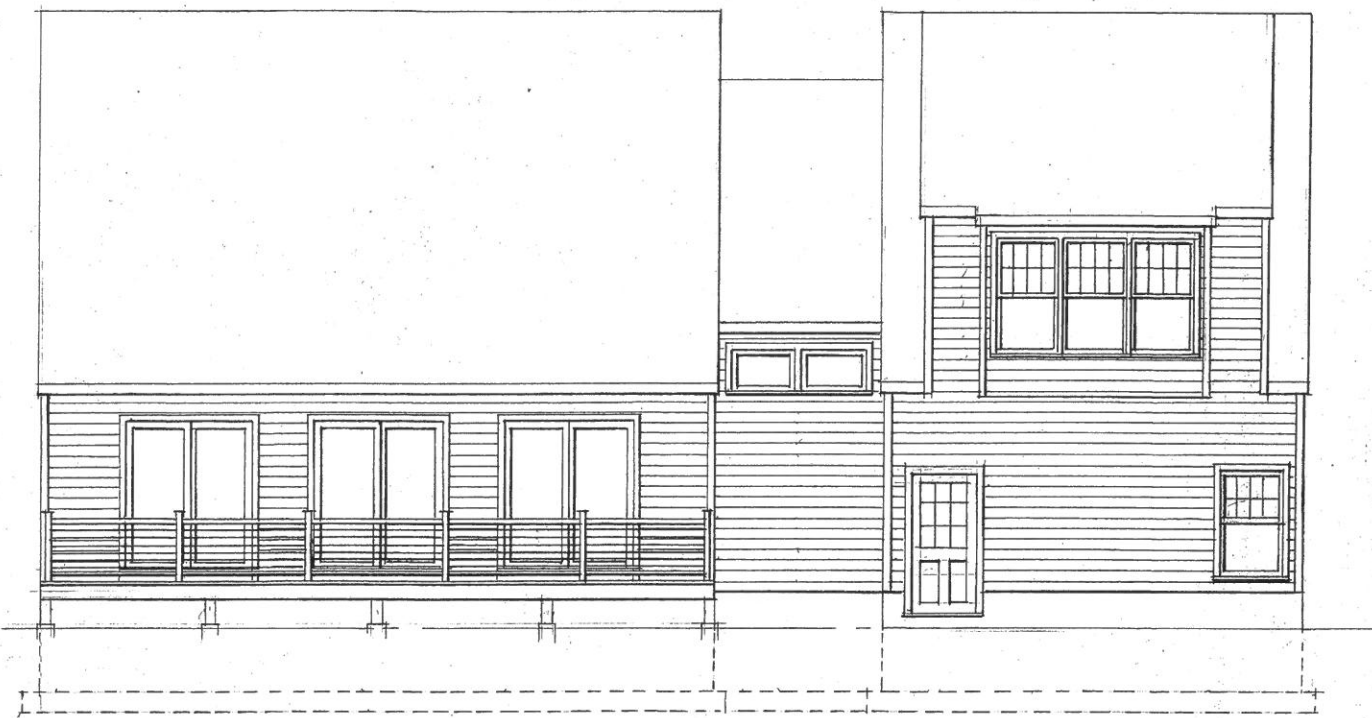
NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE:	PROJECT #:
1/08/2024	231010
SURVD BY:	DRAWN BY:
SGM / ALN	SGM
CHECK'D BY:	ARCHIVE #:
BDB	H-

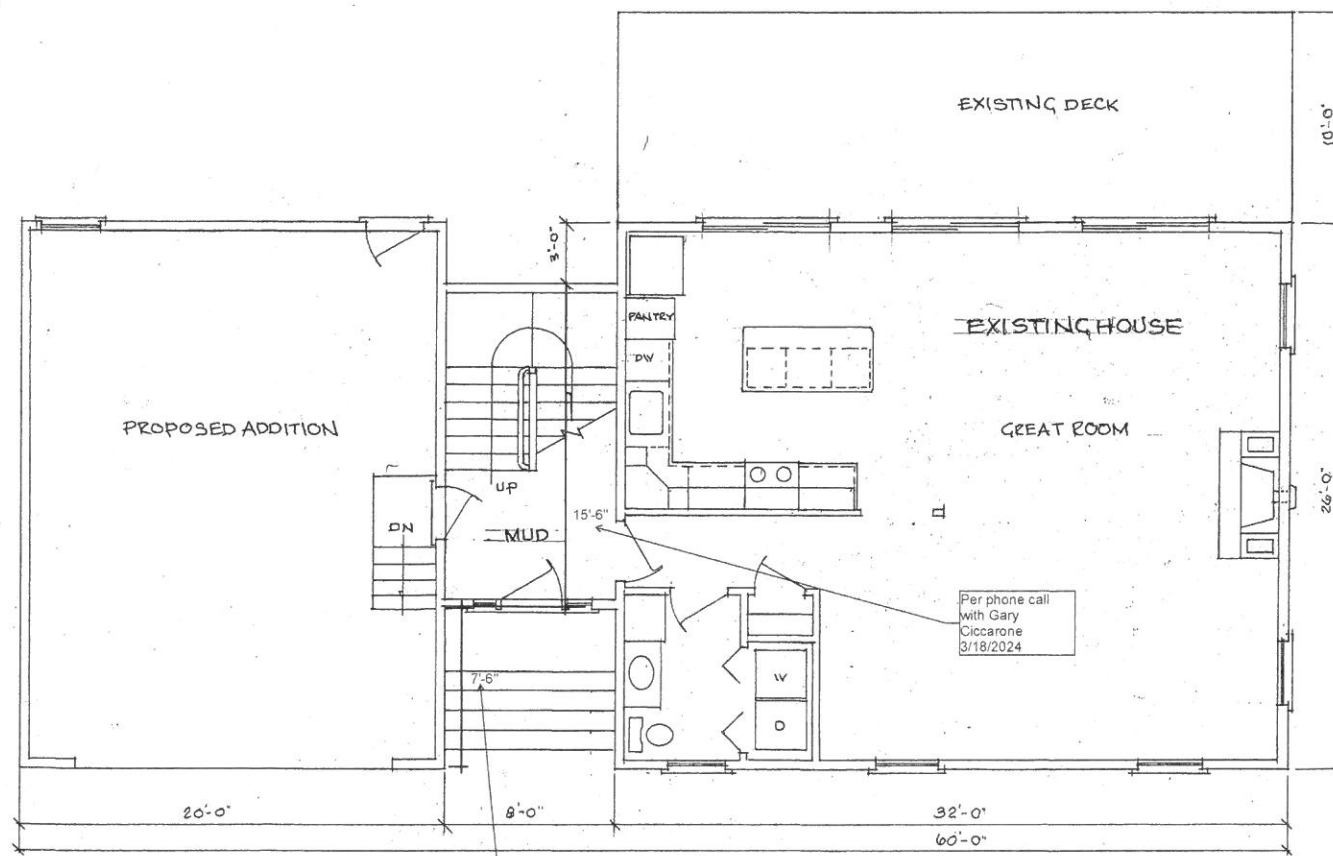
SHEET 1 OF 1



STREET ELEVATION



LAKE ELEVATION



FIRST FLOOR PLAN

Per phone call with Gary Ciccarone 8-18-24

EXISTING DECK

EXISTING HOUSE

GREAT ROOM

PANTRY

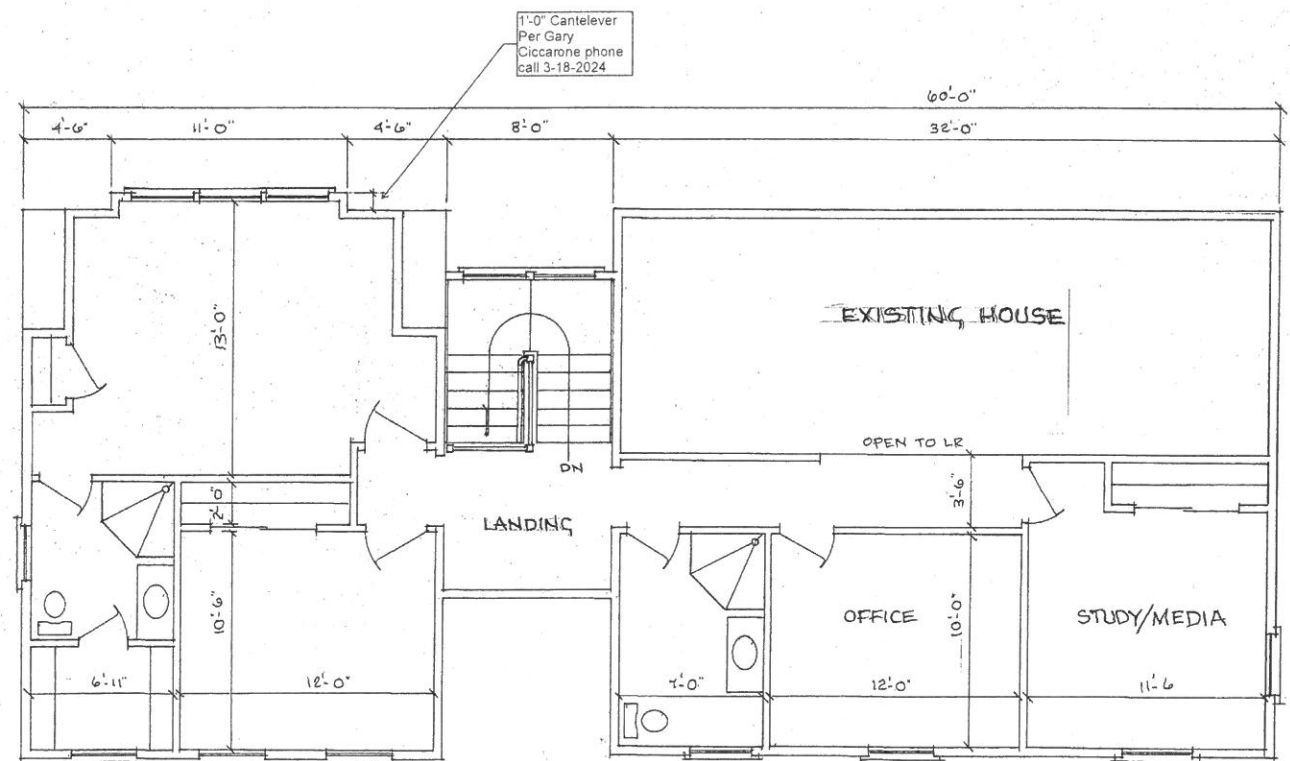
DW

UP

DN

MUD

Per phone call with Gary Ciccarone 8/18/2024



SECOND FLOOR PLAN

1'-0" Cantelever Per Gary Ciccarone phone call 3-18-2024

EXISTING HOUSE

LANDING

OFFICE

STUDY/MEDIA

OPEN TO LR

617 not 671

NOT FOR CONSTRUCTION

UNIVERSAL BUILDING SYSTEMS 760 ROUTE 16, OSSIPEE NH 603-671-0168
 DRAWN BY: G. CICCARONE 02/19/2024
 SCALE: 1/4" = 1'-0" SHEET 1

KELI & MICHAEL WYNNE 10 FROST ROAD, OSSIPEE, NH 03864
 SINGLE FAMILY HOME RENOVATION
 PRELIMINARY FLOOR PLAN & ELEVATIONS