

OSSIPEE ZONING BOARD MEETING

TENTATIVE AGENDA

Details Subject To Change until Day of Meeting

July 11, 2023 - 7:00 PM

at the Freight House

Call to Order:

Pledge of Allegiance:

Roll Call: Daniel Fischbein, Roy Barron, Jim Rines, Dallas Emery, Daniel Karl, and Jonathan Smith, (Zoning Officer)

Meeting Minutes:

- Review to Approve Meeting Minutes of June 13, 2023.

New Business:

- **Case #23-06-V:** Dorrs Corner Solar, LLC - Owner: John J. Tarsa, Jr. c/o Jeffrey Christensen, Esq. of Cleveland, Waters & Bass, P.A. for 141 Dorrs Corner Rd. & Chickville Rd. Tax Map: 227 Lot: 008 and Tax Map: 226 Lot: 012 is seeking a Variance from the following Articles:
 1. **Article: 6.1 - Permitted Uses and Article XXXIV - Table 1 Chart of Permitted Uses:** for the construction of a Solar Farm on the property - a variance is needed as per a permissive zoning ordinance.
 2. **Article 4.4 – Structures and Uses Per Lot** – To allow a second principal use on the property to the extent the Solar Farm extends onto Tax Map: 227 Lot: 008, and
 3. **Article 23.1 - Non-Conforming Lots and/or Table 2 Dimensional Requirements** – To permit the use of Tax Map: 226 Lot: 012 for the Solar Farm despite its non-conforming status of having no frontage on a public highway.
- **Case #23-07-V:** Calderwood Real Estate Trust, President: Arif Shaikh of Calderwood Real Estate Corp. c/o Jim Rines of White Mountain Survey & Engineering, a Division of Horizons Engineering of Route 16B & Route 16. Tax Map: 080 Lot: 001 is seeking a Variance from **Article: XXXIV - Table 1 Chart of Permitted Uses:** to expand a seasonal boat storage on the subject parcel and to supplement the use of abutting parcel, Tax Map: 087 Lot: 039.
- **Case #23-08-V:** KOGO, LLC (Kilowatts-on-the-Go) – owner, Victoria Perez of EVR Realty, LLC and Representing Agent: Scott Lawler of Norway Plains Associates, Inc. for 930 Route 16. Tax Map: 123 Lot: 021 is seeking a Variance from **Article: XXXIV - Table 1 Chart of Permitted Uses:** Section 34.2 Commercial Uses (See also Article XXXV, Section 35.2) for the construction of an Electric Vehicle Charging Station on the property – by default a variance is needed as per a permissive zoning ordinance, **Article: 6.4.1 Front Set back Area:** for placement of EV Charging Units at least 44 ft. from the front property line where 50 ft. is required and **Article: 6.4.2 (b) Rear Setback Area:** requirement is 25 ft. as per **Table 2- Dimensional Requirements:** to install EV Charging Stations within the rear setback area. The existing structure will be used as KOGO’s main office.

Any Other Business Which May Come Before This Meeting:

Next Regular Meeting: [August 8, 2023 @ 7:00 pm](#)

Adjournment: