

## OSSIPEE ZONING BOARD MINUTES

JANUARY 8, 2013

7:00 PM

A meeting of the Ossipee Zoning Board of Adjustment was held on January 8, 2013 at the Ossipee Town Hall.

### Roll Call

Jean Simpson	Present	David Babson	Present	Ski Kwiatkowski	Present
Stanley Brothers	absent	Leonard Shurtleff	Present	Alt. Bob Freeman	Present

Chairman Jean Simpson opened the meeting at 7:00pm. ZEO Dave Senecal was absent. The chairman raised Alternate Bob Freeman to voting status.

She read a letter from Lynn Clarke asking to become an alternate for the ZBA. **Ski Kwiatkowski made a motion to accept Lynn Clarke as a ZBA alternate. David Babson seconded the motion and everyone voted in favor.**

**Case #454 Northern Blue Sky, Ralph Floria, property located at 1650 Rte 16, Tax Map 53, Lots 11, 12, 13, 14. Applicant is seeking a Variance from 6.4.1a and 6.4.2a for setbacks and Article 4.4 to have two principal buildings on the same lot.**

Ralph Floria explained that he has a Purchase and Sales agreement with the family of the former owner, Mr. Perin on the 4.5 acre lot consolidated in 1988. Mr. Perin put in two large concrete foundations before the advent of zoning in Ossipee that Mr. Floria is going to use to create a shopping mall. He needs to get two Variances, one for setbacks and the other to allow two principal buildings on the lot.

Jean Simpson questioned whether the concrete foundations have been inspected by an engineer to see if they are structurally sound. Ralph Floria replied that they have not because of the snow and frozen ground, although he does have an engineer selected. He said that he would like to receive the Variance conditional upon the engineer's approval of the foundations. He was asked if there would be enough parking spaces and replied that he can have parking around the outside of the lot.

The Chair opened the meeting for public input. Wayne Richards, an abutter, said that he is very concerned about the traffic and potential for accidents even with turning lanes. He also said that the foundations are cracked, the rebar is rusted, and there are unstable materials under the foundations. Ralph said that there was an old DOT driveway permit and he has talked with DOT about what they will require for turning now. It will all be done within the right-of-way and should reduce the number of accidents even with increased traffic. Steve Moore said that he thought the discussion was getting sidetracked; he is delighted that there will be some tax relief because of the new businesses. Ralph Floria and Andy Bramhall stressed that whatever the engineer says needs to be done to the foundations will be done to make them secure.

**David Babson made a motion to continue the meeting until February 12 provided that an engineer's report on building 2 is received. Ski Kwiatkowski seconded the motion and everyone voted in favor.**

**David Babson made a motion to grant the Variance for Article 4.4 provided an engineer's approval on the foundation is received. Ski Kwiatkowski seconded the motion and everyone voted in favor.**

The meeting of the ZBA will begin at 6:00PM on February 12 to meet with legal counsel.

**David Babson made a motion to adjourn at 9:20, Leonard Shurtleff seconded the motion and everyone voted in favor.**

Patricia Jones  
Secretary to the Boards and Commission