

## OSSIPEE ZONING BOARD MINUTES

AUGUST 14 2013

7:00 PM

A meeting of the Ossipee Zoning Board of Adjustment was held on August 14, 2013 at the Ossipee Town Hall.

### Roll Call

Jean Simpson Present	David Babson Present	Ski Kwiatkowski Present
Stanley Brothers Present	Alt. Bob Freeman Absent	Lynn Clarke Present

Chairman Jean Hansen opened the meeting at 7:00pm. ZEO David Senecal was not present.

Case #459 Gordon White, property located at 230A Ossipee Mountain Rd, Tax Map 64, Lot 10. Applicant is seeking a Variance from Article 34.2c for a repair garage in the rural zone.

Gordon White said that the garage has been at the back of the property since about 1990. It has been used to do repair work, but he would like to do state inspections so he is asking for the Variance. He plans to retire and needs the extra income. He said that all of his neighbors are fine with the project and said they would write letters to the ZBA. The Chair asked the applicant to respond to the 5 points supporting a Variance. He said that it will increase the value of the property. It will be of benefit to the public because it will provide a valuable service. The point concerning a hardship created by the land was discussed and examples given. It was agreed that no hardship is caused by the land. Substantial justice would be done and it is in the spirit of the Ordinance it would not be a burden to anyone and the property will not change.

The Board had several questions about the assessment of the property, so it was decided to check with the assessor. Gordon agreed to ask for a continuation until this is settled. **David Babson made a motion to continue the case until September 10<sup>th</sup>. Stanley Brothers seconded the motion and everyone voted in favor.** Jean plans to talk to the assessor about the assessment card information. Gordon gave permission for the Board to visit the property.

The Board discussed what to do about cases not acted on where the Variance has run out. It will be necessary to change the Notice Of Decision to include the expiration date. This discussion will continue next month after the Chair talks with Attorney Sager.

**Ski Kwiatkowski made a motion to approve the minutes of the July 9th meeting. Stanley Brothers seconded the motion and it carried.**

**David Babson made a motion to adjourn at 8:40, Lynn Clarke seconded the motion and everyone voted in favor.**

Patricia Jones  
Secretary to the Boards and Commission