

**OSSIPEE ZONING BOARD MINUTES
NOVEMBER 12, 2013
7:00PM**

A meeting of the Ossipee Zoning Board of Adjustment was held on November 12, 2013 at the Freight House.

Roll Call

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

Case #461 Mahlon and Meadow Welch, property located at 30 Connor Pond Rd, Tax Map 61, Lot 23. Applicants are seeking a Variance from Article 6 Table 2 to allow 150' of shore front.

Jim Rines reviewed the discussion of the case at the previous meeting. He submitted additional material for clarification, particularly on the test for hardship. He also went through his responses to the five points necessary for a Variance. The 150' shorefront meets the state requirements.

Stanley Brothers made a motion to grant the Variance for 150' of shorefront. Lynn Clarke seconded the motion. Each of the five criteria were found to be met by all or a majority of the Board, so the Variance was granted. The applicants were reminded of the thirty day appeal period. David Senecal suggested that the Board have workshop sessions to learn more about the hardship criteria.

Case #462 Michael Mooney, property located at 2315 White Mountain Highway, Tax Map 9, Lot 4 is seeking a Variance from Article 8.3 for having parking in the setback area.

Jim Rines presented this application also. The owner of Subway wishes to construct a new building for the restaurant and a drive-thru coffee shop. The back of the property is in a flood zone for the Bearcamp River. The front of the property has a large open access from Route 16. The intent is to make these smaller by adding sections of landscaping. In all ways the new building will be less non-conforming than the old one. Abutters from the Yankee Smokehouse and Watson's store were in favor of the project. **David Babson made a motion to grant the Variance from Article 8.3 to allow parking in the setback area, tied to the plan presented. Stanley Brothers seconded the motion. In the opinion of all of the Board members, all of the criteria were met, so the Variance is granted. The thirty day appeal period was noted, as well as the two year substantial progress law.**

Stanley Brothers made a motion to approve the minutes of the October meeting. David Babson seconded the motion, and it carried.

David Babson made a motion to adjourn at 8:30. Ski Kwiatkowski seconded the motion and it carried.

Pat Jones, Secretary
Secretary to the Boards and Commission