

**OSSIPEE ZONING BOARD MINUTES
FEBRUARY 11, 2014
7:00PM**

A meeting of the Ossipee Zoning Board of Adjustment was held on February 11, 2014 at the Freight House.

Roll Call

Jean Simpson Absent

David Babson Present

Ski Kwiatkowski Present

Stanley Brothers Present

Alt. Lynn Clarke Present

Bob Freeman Absent

ZEO David Senecal is present.

Case #463 Roland Cherwek, property located at 20 Cassie Cove Road, Tax Map 46, Lot 22. Applicant is seeking a Special Exception, Article 23.3.2, to expand a nonconforming structure and Variances for the front setback of 33.02', Article 6.4.1c and rear setback of 20.70', Article 6.4.2 b.

Mark McConkey presented the case to the Board. The present building is nonconforming because of the setback to the lake. The owner wants to continue the house by extending the addition from the back and front lines for 29.5', so the addition will be in line with the present building. He has applied for a new septic and shoreland approvals. The abutters on either side, the Teals and the Hubbards wrote letters in support of the variance request. Mark prepared a visual which shows that the addition will not interfere with anyone's view. David Babson asked how long the abutters had to receive notice of the hearing before the hearing. Ski read from the RSA that the time was 5 days.

So David concluded that although two of the abutters did not respond they had more than enough time as the notices were sent January 24th, verified by the postmark. **Stanley Brothers made a motion to grant the Special Exception to Article 23.3.2 to expand a nonconforming structure.**

David Babson seconded the motion. On a roll call vote, the motion passed 3-1. Stanley Brothers also made the motion to grant Variances from Article 6.4.1 c for the lakeside setback and Article 6.4.2 b for the rear setback. Lynn Clarke seconded the motion. Stanley Brothers made a motion to grant the Variances because the case passed all 5 points necessary for a Variance. David Babson seconded the motion and it passed. David Babson amended the motion to include that it was tied to the plan. Ski Kwiatkowski seconded it and it passed.

David Babson reminded the applicant of the 30 day appeal period.

Ski Kwiatkowski made a motion to approve the minutes of November 12, 2013. Lynn Clarke seconded the motion and it carried.

David Senecal, ZEO, recommended that Board members attend conferences and hold workshops to interpret zoning changes because new legislation will affect how Variances are granted and it is important that all of the Board understand and agree on the procedure.

Ski Kwiatkowski made a motion to adjourn at 8:15. Lynn Clark seconded the motion and it carried.

Pat Jones, Secretary

Stanley Brothers made a motion to adjourn at 8:30PM. Stanley Brothers seconded the motion and everyone voted in favor.

Patricia Jones
Secretary to the Boards and Commission