

OSSIPEE ZONING BOARD
Meeting Minutes
February 9, 2015

Minutes were recorded by Xann Horn, Board Secretary.
Revisions to these minutes are noted by ***bold/italic*** type.

Call to Order

Chairman Stanley Brothers called the meeting to order at 7:05 p.m.

Members Present by Roll Call: Stanley Brothers, Ski Kwiatkowski, Ralph Wurster, David Babson. **Not Present:** Jim Rines, Board Member, Bob Freeman (alternate), Bill Grover (alternate).

Meeting Minutes

Motion: by David, seconded by Ralph, to approve December 8, 2015 meeting minutes as presented.
All in favor, motion passed.

Old Business – None.

New Business

Case #16-1-V – Michael Piche, 8 McConkey Way, Tax Map 53, Lot 7 for a Variance from Article 6.4.2.a for relief from side setback to be able to construct a 28' x 40' garage.

Mr. Piche was present and explained that he is retiring and plans to move back to this area which is where he grew up. He is looking to put a 28' x 40' garage to store and work on his vehicles. He needs a variance for 10' from the property line instead of 25'. Ski noted there is currently a one story garage on the property and asked if this was not enough. Mr. Piche stated no and noted that he is going to install a lift and needs a taller garage. Ski asked if the garage could be moved over so that it would set between the property lines. Mr. Piche stated that the lot it is very narrow and if he moved the garage to the middle of the lot, he would not have a way to pull it into the garage or plow snow to the back side of the property. Ski asked if he planned on having a business in the garage. Mr. Piche stated no, it will all be for personal use. Ralph asked if access is going to come all the way from the road to the garage. Mr. Piche stated yes. Ski asked if garage could be placed more near the house. Mr. Piche stated that is where the septic tank and leach field is. Behind the house will be lawn and garden. Discussion ensued on the size and location of the garage doors. Mr. Piche stated that there will be no doors against the property line. There were no abutters present to comment. Ski asked if he was going to have electric and water in the garage. Mr. Piche stated he will have electric and probably a sink to wash his hands but no bathroom. Mr. Piche stated this garage will not be used a living quarters.

Motion: by Ski, seconded by David, to approve the application as complete. **All in favor, motion passed.**

Motion: by Ski, seconded by David, to approve the variance of 10 feet on the east side of the property as per the drawing and that the structure be in accordance with all federal and state regulations.

The five criteria supporting the request were reviewed individually. All Board Members were in favor of each criteria.

Variance was granted.

Bill Grover arrived and was brought up to voting status in the absence of Jim Rines.

Case #16-1-SE – Westward Shores Lakeside Camping Resort, 110 Nichols Road, Tax Ma 23, Lot 6 for a Special Exception from Article XXXIV, section 34.4(f) for expansion of a recreational camping park.

Motion: by Ralph, seconded by Ski, to accept the application as complete. **All in favor, motion passed.**

George Ferdette and Dan Flores were present on behalf of SFC Engineering Partnership. Northgate Ossipee LLC purchased Westward Shores Campground and several abutting parcels for a total holdings are 308 acres. The proposed expansion is 330 sites for a total number of sites, if permitted, of 588 campsites on 300 acres of land. The project has evolved since the original plan was submitted and several sites along the Bearcamp River have been eliminated and other sites have been moved back. Mr. Ferdette reviewed the criteria for special exception. They have already begun discussions with the Wastewater Bureau, Alteration of Terrain Bureau, and the Wetlands Bureau. There are two small wetland impacts for a total of 3,000 feet. The project is in conformance with local setback regulations. In order to minimize the wetlands impact, they will be requesting a 16' wide road, instead of 20' which is allowed, which is what the fire chief said he could live with. All other roads will be 20' wide. Construction of this campground will comply with local and federal regulations for construction within a flood plain, including any structures built. Base floors will be above flood plain elevation, RVs have to be highway ready, sanitary sewer system will be water tight, all other sewer structures will be either sealed or above flood elevation. Local and federal flood plain development ordinances will be complied with. The rules and regulations of Westward Shores (quiet time, campfires, trash and refuse, etc.) were provided to the Board. Northgate Ossipee LLC will work to address any abutter objections that there may be. It is the hope of SFC Engineering to have this project in front of the Planning Board for site plan review in mid March. They had an informal discussion with the Planning Board in December, and they will be before the Conservation Commission tomorrow evening.

Board Discussion

David asked what size are the proposed site. Mr. Ferdette responded 50' x 80' with a setback from the river of a minimum of 20 feet. The Shoreland Protection Act states there can be no structures within 50 feet of the river, but development can take place within 20 feet of the river. There are 21 sites within 20 feet from the river.

Ralph noted his concern with fire safety and hopes that this will be address through the Site Plan Review process.

Bill noted that the application requirements state that three sets of plans were submitted; as updates were made, new plan sets would have been expected. He noted this is more than doubling traffic and asked what impact this would have on the town road? George stated that the Institute of Transportation Engineer's Trip Generation Manual show an increase of 75 cars an hour at peak hour. Bill asked for clarification of current sites versus proposed sites. Bill asked which sites are going to be seasonal versus transient. George stated at this point they do not have that information. Bill asked for clarification on the elevations of leach fields; George explained they are four or five feet higher than the seasonal highwater table and substantially away from and/or not adjacent to wetlands.

Harry Merrow stated that docks originally proposed along the Bearcamp River have now been taken off the application. What about boat access? George explained that power boats will not be allowed to pull up on the sites, they will have to use the marina. There are no current plans for expanding the marina.

Ski asked where the management office located and what the hours are. George showed the location on the plan and stated he is not sure of the office hours. Greta Bassenbrook (sp?) spoke on behalf of Ossipee Northgate LLC and how they handle security at their other campgrounds.

Ron Adams asked if there are going to be toilets on the peninsula. George stated there is a proposed collection system which will be pumped up and away from the water.

Stanley read letters from two abutters (see attached) in objection to the expansion. Jim Legros of 2 Nichols Road was present and voiced his objection to the expansion primarily due to the amount of traffic that will increase on Nichols Road.

Carol Holyoake asked if any thoughts have been given to the wider impact to Lake Ossipee. Have they had any discussion with Green Mountain Conversation Group (GMCG) or the Lake Ossipee Alliance Group regarding water quality and conditions of the lake? George stated as an engineer he is concerned with what people do, what they flush away, what they throw away while they are here and that it is done in an environmentally safe manner. Stormwater runoff during and after construction will be handled through the site plan review process.

Ron Adams asked if additional docks are proposed at this time and is the marina checking for Milfoil. George stated no docks are proposed at this time and a current manage of Westward Shores that the milfoil is checked for every day.

Bill recommend that the Zoning Board put something in writing to Brad Harriman of the Highway Department to look into this proposal with regard and provide his comments.

George stated that SFC Engineering would like to get a positive feedback and embracement from the town, Planning and Zoning Boards, and the Conservation Commission. He asked what the board like to see. Stanley stated he would like the town to state what the impact will be to the Nichols Road with regard to vehicles and RVs, as well as construction vehicles necessary for the proposed expansion.

David read Article 1 of the Zoning Ordinance and stated that he does not think this even comes close. He thinks this is doing the opposite of what how our Zoning Ordinance intends.

Bill believes we need more information and asked if the applicant would be willing to entertain an environmental impact from the construction on on-going operation of the campground as well as a study on the waterway and wildlife impacts. If the Zoning Board does not request this, he believes that the Planning Board should.

Ron Adams displayed a wildlife habitat map published by showing that the area proposed is the highest ranked habitat in New Hampshire.

Motion: by Bill, seconded by Ski, to continue this application to March 8, 2016. **All in favor, motion passed. By roll call, all in favor.**

Any Other Business Which May Come Before This Meeting

Motion: by Ski, seconded by David, to approve the expenditure of \$54 for the NH Planning and Land Use Regulation Book 2015-2106 Edition. **All in favor, motion passed.**

Adjournment

Motion: by Ralph, seconded by Ski, to adjourn. **All in favor, motion passed.**

The meeting adjourned at 9:00 p.m.

Minutes approved by majority vote of the Board on _____

Stanley Brothers, Chairman