

TOWN OF OSSIPEE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
April 12, 2023

Minutes have been recorded by and summarized by Laura Nash, Boards & Commissions Secretary and are deleted once the written minutes are board approved; any amendments to the minutes are noted in ***bold & italic*** type.

The secretary inquired of Roy Barron if he had been sworn into office. He confirmed he had not been sworn in. Mr. Barron apologized to the Board and attending public for not being sworn into office and will not be able to participate in the meeting tonight.

After some re-organizing of some duties, Dan Fischbein called the meeting to order.

Call to Order: Dan Fischbein called the meeting to order at 7:01 p.m. and requested all cellphones to be silenced.

Pledge of Allegiance: was recited by all in attendance.

Roll Call: Roy Barron, Daniel Fischbein, Jim Rines, Dallas Emery, Daniel Karl and Jonathan Smith, (Zoning Officer)

Elect Chairman:

A **Motion** by Jim Rines to nominate Dan Fischbein as Chairman. Dallas Emery seconded. Fischbein excepted the nomination. With no other nominations. A unanimous vote was taken. Barron was told he's not allowed to vote. **Motion passed.**

Elect Vice-Chairman:

A **Motion** by Jim Rines to nominate Roy Barron as Vice-Chairman. Emery inquired if Barron is allowed to be nominated since he is not sworn into office. Rines confirmed he can as long as he is sworn in before ***the*** next meeting. Dan Karl seconded. With no other nominations. A unanimous vote was taken. **Motion passed.**

Meeting Minutes:

- Review to Approve Meeting Minutes of March 14, 2023

A **Motion** by Emery to approve the minutes of March 14, 2023, as submitted. Rines seconded. No discussion. All others voted in favor. Dan Karl Abstained since he was not present for the meeting. **Motion passed.**

Financial: First Quarter 2023 Expenditure Report - The Board reviewed and had no comments.

Chairman Fischbein explained to the attending applicants, agents and public that since they have a Board member who cannot vote and "***The Applicant (under RSA 674:33) – noting since there is not a full 5-member board, with no alternates to serve. The applicant has the option of postponing the hearing until all members are present. If the applicant chooses to proceed with the hearing, he/she should be advised that a 3- or 4-member board will not be grounds for an appeal hearing in the event the application is denied.***" If one member votes "No" the variance would be denied. Rines and Barron corrected Fischbein in that "Two No votes" would constitute a denial. The applicant and/or agent is requested to state if they wish to proceed with a full Board or they can request a continuance to a date certain.

New Business: Chairman Fischbein moved onto the first case and asked Mr. Greene if he wished to continue or request a continuance. Mr. Greene wanted to show the Board what he had changed on his plan

from the previous meeting before deciding.

- **Case #23-02-V:** Brandon Greene & Jessica Badger of 50 Deer Cove Rd. Tax Map: 044 Lot: 085 is seeking a Variance from the front (40 ft.), side (25 ft.) and rear (25 ft.) setbacks requirements per table 2 per Zoning Ordinance Article: 6.4.1 (a) front setback area/proposed NE corner 29 ft./NW corner 31ft. Article: 6.4.2 (a) side setback area/ proposed NW corner 15 ft. 3in., and Article: 6.4.2 (b) rear setback area/ proposed SE corner 32 ft. 6in./SW corner 34 ft. (Case Continued from March 14, 2023)

Brandon Greene presented with updated plans by relocating the building thus reducing the request for variances down from 3 to 2 variances and the front setback is very close to conformity. Mr. Greene has added the lot coverage, roadway and tried to take Mr. Rines' suggestions into account within the trapezoidal shape of the property. Mr. Greene designed the house within the calculable buildable footprint which is 100 ft. x 100 ft., which reduces the size to 50 ft. x 35 ft.. He designed the house to be 46 ft. x 30 ft. and reoriented the house to fit the trapezoidal shape of the lot.

The Board reviewed the revised plan. Rines inquired what the depth of the driveway is before it starts to turn in an elbow shape. Brandon Greene reported about 20 ft.

Barron inquired if the boat will be in one bay and the cars in the other two bays of the garage. Brandon Greene confirmed the bay on the end would be for the boat with the 10 ft. door. Barron surmised and Brandon Greene confirmed, he would need to back the boat up the driveway.

Rines commented, he inquired about the topography map. Brandon Greene explained he did not have the architect draw the contours but instead presented David Clough's large topographical map of the property.

Abutter's from the audience requested to see the revised plans. Barron asked the secretary to lay a plan out on the table. The abutter's all gathered around the table to view the revised plan. Barron asked Brandon Greene to work with the abutter's to explain the changes made. This resulted in impromptu discussion between the abutter's until Fischbein and Rines interrupted stating the Board is trying to conduct a meeting.

Rines tried explaining that he feels the turn radius of the driveway is adequate enough to accommodate being able to back the boat up the driveway and still be on the pavement. Brandon Greene would have to pull out onto Deer Cove Rd and back straight up the driveway in order to get the boat in the garage bay. Rines spoke again about maneuverability with backing in to the garage off Deer Cove Rd. Brandon Greene had no problems with having to back his vehicles off Deer Cove Rd. and up his driveway. Rines suggested Brandon Greene speak with the Highway Director about backing in because typically it's unacceptable to stop in a highway or public way to start backing into or out of a highway. Discussion ensued.

Rines addressed the next issue of possibly exceeding the 25% impervious lot coverage if Brandon Greene gravels the driveway. Rines proceeded to review the Ossipee Zoning Ordinance definition for lot coverage and impervious surface. Brandon Greene inquired if there are other ways to have an impervious driveway. Rines noted there is but it needs to comply with Ossipee zoning for lot coverage.

Barron recalled a Planning Board case where a car dealership was having less than 25% lot coverage and the applicant never had to come before the ZBA for a variance.

Rines read the definition "**IMPERVIOUS**: Impenetrable by surface water," and asked Jonathan Smith, ZEO if there is a definition for lot coverage. Smith stated it's 25%. Rines referred to page 27 of the Zoning Ordinances and read (in part) the definition for "Lot Coverage - Lot coverage is the percent of the total lot area which may be covered by all impervious surfaces, including, but not limited to, sidewalks, paved or gravel parking areas and/or drives (unless designed to be porous) and structures." Brandon Greene said that is what he'll do.

Jonathan Smith, ZEO noted "The maximum lot coverage may be increased by not more than twenty-five percent (25%) of said coverage when adequate systems for on-site storm water drainage are designed by

a qualified professional engineer.” Which means Brandon Greene could go up to 31% if he installs a storm water drainage system.

Multiple simultaneous discussions ensued. Board discussion ensued on different types of impervious surfaces but gravel is considered impervious.

Chairman Fischbein called on other Board members for questions or concerns. Emery inquired if the Board will be waiting on a new plan for the driveway. Barron stated it's up to Brandon Greene if he wants a continuance. Emery noted there's been a few things discussed (i.e., driveway, storm water drainage system) he's **sure** not if the Board is waiting for new plans, or approving the current plan, ... Brandon Greene commented as long as he meets the requirements from a zoning perspective and design a drive way that's pervious that meets the Zoning Officer's approval or he hires an engineer and design a storm water system and he can go up to 31.25% impervious surface.

Barron stated it needs to be shown on the plans in order for the ZBA to rule on it. Rines commented per Brandon Greene, he's not going to pave the driveway but the current plan shows a proposed **via** Tumnus concrete driveway. Brandon Greene said he's not putting in a concrete driveway. Barron stated the plans have to be accurate for the ZBA to act upon. The Board renders a decision on what's presented to them not what the applicant tells the Board.

Brandon Greene stated he designed the driveway to be within the 25%, now there's a question on whether the turn radius is adequate. Brandon Greene believes the driveway and turn radius are adequate for what he is looking to do and if that's a questions, he's willing to make the driveway pervious if that's what the Board wants. Brandon Greene says he's trying to be as accommodating but he wants to know what the Board wants to see on the plan to get this project approved.

Barron again stated the plans have to reflect what the Board ultimately approves and suggested to Brandon Greene that he request a continuance. Brandon Greene frustratingly said, he keeps coming back and... But Barron interrupted and informed Brandon Greene that if he gets denied, he's not able to come back and his feeling of the Board is that he might not be approved tonight. Brandon Greene understood. Barron told Brandon Greene that his plans are not accurate and he's just giving advice.

Rines addressed the issue of the building is perceived to be much larger than the other structures in the neighborhood, improving the setbacks and not having a survey done to determine the parcel is trapezoidal shape. Brandon Greene and Rines discussed and disagreed on how the shape of the property is not the hardship. Rines stated the size of the building is making the hardship because the septic plan has a smaller house within the setbacks. Rines recalled that Brandon Greene stated he would speak to David Clough to determine how he was able to make the house fit within the setbacks and Rines wanted to know what David Clough had to say. Brandon Greene conveyed he has not had a chance to speak with David Clough.

Chairman Fischbein inquired if Brandon Greene would like to request a continuance. Brandon Greene questioned if the Board had decided to deny his case, then what's the point of requesting a continuance. Discussion ensued over what a hardship of the land is. Rines stated the hardship is in the land and not financial and it has to be something different about your lot from other lots in the neighborhood. So, when the neighbors' lots are the same and trapezoidal too. So, Brandon Greene's property is not substantially different than other's in the neighborhood.

Discussion ensued over the proposed size of the structure. Rines explained how he perceived that Brandon Greene has maximized the size of the structure to fit the lot and thanked him for making the adjustment of moving the structure back, thus making the front setback a little more conforming. Rines continued based on discussion from the prior meeting that all were in agreement of having a smaller structure and Brandon Greene would not need to apply for 2-3 variances for the setbacks. But Brandon Greene elected to gather additional information to share with the Board and that's what the Board is doing here, we have a public hearing where

we can hear what the abutters have to say and he's prepared to act on the variance tonight or Brandon Greene could request a continuance, but Rines would like to hear what the public has to say.

Chairman Fischbein called for public input. Someone from the public inquired once it's opened to the public the Board must vote on the application. Chairman Fischbein informed him, no.

Scott Martinelli of 5 Bluffs Blvd, adjacent abutter and Board of Directors of the Ossipee Bluff's Association stated they do everything in our neighborhood to comply with zoning. Neighbors within the Bluff's must go before the Board of Director's for permitting before coming before the Town Boards. Mr. Martinelli believes the spirit of the ordinance is not for buildable square footage but is actually conforming to the lot lines and setbacks. He does believe the proposed structure design conforms to similar designs in the neighborhood. He believes if the Board approves this design and variances for the proposed setbacks would open pandora's box to other's wanting to do the same within the water shed district is going to create a hardship for the neighborhood and the lake.

Barron asked if Mr. Martinelli had a copy of the Ossipee Bluff's Rules.

Chairman Fischbein and Rines reminded Mr. Barron that he is not a Board member presently and cannot ask questions as a Board member. If he wants to sit in the audience and ask questions during public input he's allowed to do so. But he is presently not a Board member until he is sworn into office by the Town Clerk.

Chairman Fischbein clarified that the property in question abuts the Bluff's but is not a part of the Bluff's Association.

Barron commented that if he's not allowed to speak, then there's no sense of him being here. He got up and said he thought he could at least speak during the meeting. Rines said he could but from the audience, Emery noted he can but, he cannot disrupt the meeting. Barron walked out of the meeting at 7:32 pm.

Rines informed Mr. Martinelli that he's referring to the association regulations, which has nothing to do with the town. Mr. Martinelli agreed that there is a blurring of the lines but they try to have the neighbors conform to the area. Rines noted the ordinance does provide opportunities for relief. Mr. Martinelli believes by approving the variances it would open the door for others, who want to enlarge their structures.

Elie Wakim stated that Mr. Greene is seeking hardship of the land but he knew when he bought the lot that he would need a variance, so to him it's not a hardship.

Sarah Smith of 52 Deer Cove Rd. stated her main concern is the proximity of his well to the lot line which is about 15 ft. from her back door and is he allowed to have his well that close to her lot line. She would prefer it if he would build a smaller structure consistent with the neighborhood and within the zoning setbacks.

Elie Wakim offered to buy the property for what Mr. Greene paid for it and leave it as woods.

Dan Karl apologized for missing the last meeting but has reviewed the application. D. Karl informed Mr. Greene that he feels terrible for the money spent of the architectural design but he Mr. Greene should have done his do diligence with the trapezoid shape. The problem is not just in the square footage that you have with these setbacks, but that the lots are tight to begin with. By having a building design that does not fit in the property does not qualify as a hardship in his mind. Dan Karl continued noting that by requesting a variance on the corner to be within 10 ft. of the boundary, to him does not seem to meet the definition of meeting the hardship.

Reid Heath believes that any architect or engineer who put this plan together knew crystal clear that it was a non-conforming building for this lot and should have their license revoked. Make the building smaller, sell it off after if you don't like it but there's no hardship.

Chairman Fischbein commented that houses over a garage is not a new concept in this area. There are several and he has no problem with having one.

Chairman Fischbein closed public input.

Chairman Fischbein asked Brandon Greene if he wants to request a continuance or proceed with a vote. Brandon Greene inquired if he requests a continuance what is the Board wanting him to bring back. Because all he's hearing is either it's conforming or it's not, he's either going to meet the setbacks or he's not. According to Brandon Greene the Board does not agree that the shape of the lot meets the definition of hardship.

Rines tried to clarify stating he's not saying the shape of the lot is not the hardship but the hardship has to be unique to your lot than others in the neighborhood, is what the courts have ruled. The surveyor shows two other lots similar to Mr. Greene's own lot. Brandon Greene noted with a house that's not conforming. Rines noted that house is pre-existing and Mr. Green's house is not constructed as yet. Rines clarified that any of these lots are capable of receiving a variance approval if they can meet compliance with the 5 - criteria's. Rines noted his opinion is that a 3-Bay garage with living space above is too big for this parcel of land.

Discussion ensued again over whether Brandon Greene wanted the Board to vote tonight or he could request a continuance as he suggested to redesign the driveway. Rines again stated he feels the structure is too big for the lot.

Brandon Greene frustratingly asked what is the Board looking *for* because he feels as though he is getting absolutely no support from anyone on the Board and he already knows what the outcome is going to be.

Rines explained that the Zoning Board is not supposed to advise. They're supposed to act on the application submitted. They do offer comments and the applicant has the option of listening to the comments and offers to make changes. The Zoning Boards are quasi-judicial.

Rines explained his choices;

1. The Board can vote on the application as submitted,
2. Brandon Greene can withdraw his application without prejudice, and come back with a new application that different or
3. Reduce the structure so, he does not need a variance or

Brandon Greene said he was going to request a continuance. Rines asked that the purpose of the continuance is for what...to delay the Board's decision or is Mr. Greene going to do something different. Brandon Greene said he's going to change the drawing, make the driveway bigger to satisfy Rine's request for the turn radius, make the driveway pervious or he will have an engineer design a storm water system if he decides to pave the driveway.

Rines commented we as a Board decide if we want to act on continuing to a date certain or not.

Chairman Fischbein asked the Board if they want to continue this case. Emery asked Brandon Greene if nothing is going to change on his plans because *the Board's* consensus is the building is too big for the lot.

Brandon Greene said he's going to go back and see where he can down-size the building.

D. Karl expressed his concerns for the setbacks.

Brandon Greene said will come back with the following changes to his plan:

- Smaller Structure
- Driveway wider for turn radius
- Make driveway pervious
- Licensed engineer designed storm water system if he decides to pave the driveway.

Brandon Greene requested a continuance to the May 9, 2023 meeting.

A **Motion** by Rines to Approve a Continue until the next ZBA meeting to be held on May 9, 2023- 7:00 pm at the Freight House for **Case #23-02-V: Brandon Greene & Jessica Badger of 50 Deer Cove Rd. Tax Map: 044 Lot: 085 request a Variances.** Fischbein seconded. No discussion. A unanimous vote was taken. **Motion passed.**

Chairman Fischbein explained to the attending applicants, agents and public that since they have a Board member who cannot vote and “***The Applicant (under RSA 674:33) – noting since there is not a full 5-member board, with no alternates to serve. The applicant has the option of postponing the hearing until all members are present. If the applicant chooses to proceed with the hearing, he/she should be advised that a 3- or 4-member board will not be grounds for an appeal hearing in the event the application is denied.***”

- **Case #23-01-V:** Kurt Whiting of 819 Route 16. Tax Map: 279 Lot: 002. Representing agent is Mark & Jake McConkey is seeking a Variance from Articles 34.2 (c) Proposed use requires a variance in the rural zone district to operate an auto repair shop and towing service.

Mark & Jake McConkey were present along with the Whiting family. Mark McConkey inquired and the secretary confirmed receipt of the Fire Chief's letter.

Mark McConkey explained the property abuts Route 16 at the south end of Brown's Ridge Rd. Ossipee Aggregates owns three lots that surrounds this property. Ossipee Aggregates submitted a letter of no oppositions to the proposed project. Dakota Robinson submitted a letter in favor of the application. The Whiting's Family owns the property previously occupied by the Hair Salon and held an approved variance for the Hair Salon. Later on, there was a change in use to allow Mr. Whiting's Towing Service. The Whiting's proposed to expand by constructing an 80 ft. X 100 ft. building for Whiting Light Automotive Repair and Towing Facility to house the towing trucks, vehicles and equipment. NHDOT had granted access off Brown's Ridge Rd because they didn't have limited access off Route 16. Mark McConkey spoke with NHDOT explained the use and NHDOT came back and has granted a driveway permit for access use off Brown's Ridge Rd.

The building will meet all setbacks. There's no issues concerning lot coverage. As part of the Site Plan Review, Mr. Whiting wants to be able to wash down his vehicles and there is an approved state permit for a 2,500-gallon holding tank for that purpose. There will be drain in the building for drainage to flow into the holding tank and will be pumped out for disposal.

Mark McConkey noted their here for a variance per Zoning Ordinance 34.2 – Commercial Use (c) Automobile and Truck Repair in the Rural zone surrounded by commercial businesses and the Whiting's are looking forward to moving the business out of the house and into its own building.

Mark McConkey confirmed they have permits for the holding tank, the lot was surveyed by Paul King, and NHDOT has placed some markers. Mark McConkey proceeded to read through the five criteria's.

Fischbein inquire why NHDOT would not allow the driveway access off Route 16 since it has the most frontage. McConkey and Rines explained it's a limited access highway and they don't grant driveway permits off Route 16.

Rines inquired that the variance is for a commercial use in the rural zone but the denial letter also states 20.2. Jonathan Smith explained this is one of the zoning changes made where it will require a Special Use Permit.

Chairman Fischbein called for public input.

Lynn Parker of 809 Brown's Ridge Rd. explained she previously spoke in opposition to a gas station going into this location with concerns for the water. Lynn Parker commended Mr. Whiting on the conduct of his business and spoke in favor of how it will help improve the neighborhood by moving the business out of the home and into its new location.

Emery questioned the distance and width of the driveway. Several Board members commented that would be determined by NHDOT.

Chairman Fischbein moved to voting on the five criteria's.

Vote by Criteria: Rines read each criteria.

1. The variance will not be contrary to the public interest:

Karl – Yes Emery – Yes Rines – Yes Fischbein – Yes

Rines commented will not be contrary to the public interest because he's moving a commercial business out of a residential area and out onto Route 16 and will not be contrary to the public interest.

2. The spirit of the ordinance is observed:

Karl – Yes Emery – Yes Rines – Yes Fischbein – Yes

Rines believes the spirit of the ordinance is observed because it's not going jeopardize the health, safety, and general welfare of the inhabitants of Ossipee. They have NH septic approval, an underground storage tank, NHDOT permits, and believes the spirit of the ordinance is observed.

3. Substantial justice is done:

Karl – Yes Emery – Yes Rines – Yes Fischbein – Yes

Rines commented that substantial justice is done because the loss to the individual would not be outweighed by a gained to the general public if this was denied.

4. The values of surrounding properties will not be diminished:

Karl – Yes Emery – Yes Rines – Yes Fischbein – Yes

Rines commented that the value of the surrounding properties will not be diminished because the Board has heard public testimony and written letters from abutter's and have had no testimony that there would be any harm to any property values.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because the "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

Karl – Yes Emery – Yes Rines – Yes Fischbein – Yes

Rines commented there is no fair and substantial relationship between the public purpose of this ordinance that application purpose to this property because of the Special circumstances of the property being adjacent to Route 16 and the high traffic volume and listed in the "rural zone."

(A) Owing to the special conditions of the property, set forth above, that distinguishes it from other properties in the area:

(i) No fair and substantial relationship exists between the purposes of the ordinance applicable to the application and the specific application of that provision to the property because:

ai) Karl – Yes Emery – Yes Rines – Yes Fischbein – Yes

AND

(ii) The proposed use is a reasonable one because:

(aii) Karl – Yes Emery – Yes Rines – Yes Fischbein – Yes

Rines commented proposed use is a reasonable one because for the same reasons listed above.

Chairman Fischbein called for a motion.

A **Motion** by Rines for **Case #23-01-V**: Kurt Whiting of 819 Route 16. Tax Map: 279 Lot: 002. And representing agent of Mark & Jake McConkey is Granted a Variance from Articles 34.2 (c) Proposed use in the rural zone district to operate an auto repair shop and towing service. With the conditions they need to apply for a Site Plan Review for the commercial business and a Special Use Permit under Article: 20.2.1 Principal Uses – (f) Gasoline station, car wash, auto repair, auto body. Emery seconded. No discussion. A unanimous vote was taken. **Motion Passed.**

Chairman Fischbein announced the **motion passed.**

Rines and Fischbein ***Noted: The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within 30 days. To avoid lapsing of the approval, there should be substantial construction or liability within 2 years of the decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Ossipee Town Hall.***

- **Case # 23-03-V**: Dwight & Rosa Rumery c/o Rumery Family Trust - Agent: Mark & Jake McConkey of 16 Danville Rd. Tax Map: 020 Lot: 016 is requesting a Variance from Articles: 6.4.1 (a) for Front setback, Article 6.4.2 (a) for side setback, Article: 6.4.2 (b) rear setback and Table 2 lot coverage maximum of 25% where 27.94 % is proposed to construct a new septic system, demolish the existing home and construct a more conforming home.

Jake McConkey provided a stamped drainage design for the record to address the 27.94% lot coverage. Jake McConkey presented there is an old cabin on Danville Rd. the plan is to bring the cabin back from the lake making it a little more conforming. They plan to remove a shed in the back yard for a new approved septic system that incorporates pretreatment with a (fuji system). They have NHDES Shoreland approval. Boundary lines are determined from a Land Technical preliminary survey.

Rines asked if he had a copy of the survey. Mark McConkey stated he will have to get it from Bryan Berling of Land **Tech**. Rines noted he has a hard job of granting a variance for setbacks when there is only one potential property corner shown on the plan.

Jake McConkey noted they will get the survey from Land **Tech**, ensure the boundaries are pinned if the Board is willing to grant a conditional approval. They have Shoreland approval with the condition of planting a few trees to create a buffer of the 50 ft. shoreline setback primarily around the septic system.

The driveway is proposed to be porous thus reducing lot coverage from 1,863 sq. ft. or 35.64% to 1,460.72 sq. ft. or 27.94%. Treatment of storm water run-off will triple from the required 9 cu. ft. to treating 25 cu. ft. of stormwater run-off. Grids 1 and 2 are looking to conform to the 25-point score minimum along the shore by planting some white pines on the side.

Mark McConkey noted there is no space on this lot for a building envelope. The lot is non-conforming and most of the material that sits under this cabin once resided in Ossipee Lake and was bulldozed up here. So there is absolutely no building envelope and the old house conformed to none of those things. The septic system was probably within the water table but the new system will be pre-treated and cleaned multiple times and discharged into concrete chambers.

Mark McConkey reached out to the abutters and have had no comments received back. Mark McConkey apologized for not having a certified plot plan with them but would request a continuance to bring back the plot plan.

Rines inquired and Jake McConkey confirmed that they have received NHDES Shoreland permit. Emery

inquired and **Mark** McConkey confirmed the design and paver material for the driveway to be porous. Fischbein inquired to the size of the pavers. Mark McConkey stated they come in different sizes but he usually sees 16 in. X 16 in. pavers are being used with 2-3 inches of material between them but the main purpose is to build a sturdy base beneath the pavers. Emery clarified and Mark McConkey confirmed that the old structure is coming down. Emery asked if there is a regulation that states a certain percentage of the original structure must remain. Rines stated no it just needs to be built to today's standards.

A **Motion** by Rines to Continue **Case # 23-03-V**: Dwight & Rosa Rumery c/o Rumery Family Trust 16 Danville Rd. Tax Map: 020 Lot: 016 until the May 9, 2023, ZBA meeting at 7:00 pm here at the Freight House, Center Ossipee. Fischbein seconded. No discussion. A unanimous vote was taken. **Motion passed.**

Old Business: N/A

Notices: OPD Spring 2023 Planning & Zoning Conference

Any Other Business Which May Come Before This Meeting: None heard.

Next Meeting: **May 9, 2023 @ 7:00 pm at the Freight House**

Adjournment:

A **Motion** by Rines to adjourn the meeting. Fischbein seconded. No discussion. A unanimous vote was taken. **Motion passed.** The meeting adjourned at 8:26 p.m.

Minutes were approved by majority vote of the Board:

_____	_____	Or	_____	_____
Daniel Fischbein, Chairman	Date		Roy Barron, Vice-Chair <i>(In the absence of the Chairman)</i>	Date