

Town of Ossipee
ZONING BOARD of ADJUSTMENT
PUBLIC HEARING/MEETING
TENTATIVE AGENDA
Details Subject To Change until Day of Meeting
Date Change because of State Primary Election
September 10, 2026
7:00 PM at the Freight House

Call to Order:

Pledge of Allegiance:

Roll Call: Dallas Emery, Daniel Fischbein, David Doyle, Scott Morgan, Mark Allen, Susan McGuire-Doyle (Alternate), and Jonathan Smith, (Zoning Officer) **Alternate Vacancies Available.**

Meeting Minutes: Review to Approve Meeting Minutes for August 11, 2026

Finance:

- New Hampshire Planning and Land Use Regulation, 2026-2027 edition books in the amount of \$144.00.

New Business:

- **Case #26-07-V:** Shawn Smith c/o Jacob Higgins of Higgins Construction for 11 Forest Lane, Tax Map: 065 Lot: 019 is Granted a **Conditional** Variance Approval from **Article 6.4.2 (a) side setback and table 2:** Side setback, and **Article 6.4.2 (b) rear setback and table 2:** Rear setback to build a 28'x32' garage in flood zone AO and waive requirements from FEMA flood plain ordinance **Article 4.10**, All setback areas shall be greenspace in accordance with **Article: 8.2 Greenspace**. **Case Continued until September 10, 2026**, pending the following Conditions:

- Copy of Certified Plot Plan signed by a Licensed Land Surveyor
- Plot Plan showing all lot lines
- Plot Plan showing all Structures on the property
- Plot Plan showing all Elevation Levels

- **Case #26-09-V:** Kurt & Laine Lovell c/o Mark McConkey of 8 Ridge Rd. Tax Map: 034 Lot: 025 is seeking a New Variance Approval from **Article 6.4.2 (a) side setback and table 2:** Side setback required is 25' the proposed house is 15' from the Westerly side property line and **Article: 8.2 Greenspace** - all setback areas shall be greenspace to demo an existing home and build a new home. **Note forwarded from previously approved Variance for Front setback:** The proposed impervious lot coverage of 38.8% will require a SUP from the planning board as per Article 20.2.3(c)-Water Resource District. Maximum allowed is 20%. A Shoreland permit will be required from NHDES.

Any Other Business Which May Come Before This Meeting:

Next Regular Meeting: **October 13, 2026 @ 7:00 pm at the Freight House**

Adjournment: