

Town of Ossipee
ZONING BOARD of ADJUSTMENT
PUBLIC HEARING/MEETING
TENTATIVE AGENDA
Details Subject To Change until Day of Meeting
May 12, 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, and Jonathan Smith, (Zoning Officer) **Alternate Vacancies Available.**

Meeting Minutes: Review to Approve Meeting Minutes for April 14, 2026

New Business:

- **Case # 26-04-V:** Michael & Erin Denofrio c/o Mark McConkey for 13 Bay Point Road. Tax Map: 022 Lot: 002 is seeking a Variance from Article 6.4.1 (c) – Front setback and Table II and Article 8.2 – Greenspace to construct a proposed deck with steps 32.3 ft. from the normal operating level of the water course when 40 ft is the required setback.
- **Case # 26-04-V:** BKM Realty Holdings, LLC c/o Mark McConkey for 2235 Route 16. Tax Map: 014 Lot: 003 is seeking a Variance from Article 8.2 - Greenspace - all setback areas shall be greenspace to have a retaining wall within the front setback area (already built).
- Note: This decision may be appealed within 30 days as per Article XXVII
- Note: The wall is not deemed structure since it is less than 7ft high. Article XXXIII
- Note: Property is located within the water resource district and may need a Special Use Permit from the Planning Board if any use less than 30% of total lot area left in its natural vegetative state. Article 20.2.3 (d)

Any Other Business Which May Come Before This Meeting:

Next Regular Meeting: **June 9, 2026 @ 7:00 pm at the Freight House**

Adjournment: