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# TOWN OF FREEDOM BOARD OF SELECTMEN

Post Office Box 227 • Freedom, New Hampshire 03836  
603-539-6323 • Fax: 603-539-8270

January 25, 2001

Kevin Price  
C/O Ossipee Realty Trust  
65 Marina Road  
Freedom, NH 03836

RE: Ossipee Lake Marina

Dear Kevin;

Please accept our apologies for the length of time it has taken to follow up our meeting regarding compliance issues at the Marina with this letter.

Please be advised that a copy of this letter is being forwarded to the Code Enforcement Officer and the Zoning Board of Adjustment (ZBA). As we discussed, the zoning issues raised in this letter must be addressed by the ZBA in a timely manner, in no case later than March 15, 2001.

As we discussed, the following compliance issues must be addressed by the Marina:


1. A copy of the NHDES Wetland Permit for filling within the Shoreline area *must be submitted to the Board of Selectmen by March 1, 2001.*
2. The Code Enforcement Officer shall review the scope of the work performed within the Shoreline Area and determine if the work is permitted under the Freedom Zoning Ordinance. In such case as the work did not comply with the Ordinance, the Code Enforcement Officer shall forward the case to the ZBA for review. *This review shall be completed by March 1, 2001.*
3. The Code Enforcement Officer shall determine (through personal interviews, previous Site Plan and aerial photographs) whether the parking area on the (former) Diprizio property existed prior to your ownership in the same condition, and whether the area was used for commercial purposes. Should the Code Enforcement Officer determine that this area was recently construct for commercial purposes, the case shall be forwarded tot he ZBA for review. *This review shall be completed by March 1, 2001.*
4. The Code enforcement Officer SHALL REQUIRE the Marina to file the appropriate application to the Zoning Board of Adjustment to allow (after the fact) the construction of two buildings: a cinder block bathhouse and a boat storage building which were constructed without approval of the Zoning Board of Adjustment. *This application shall be filed with the Zoning Board of Adjustment by February 23, 2001.*
5. The Marina shall file the appropriate application with the Zoning Board of Adjustment addressing the types of food being sold at the Marina. Contrary to the ZBA's 1998 decision in which the Marina was denied permission to sell "sandwiches and soda", the Marina is now selling hot dogs, sandwiches, ice cream, snacks and beer. *This application shall be filed with the Zoning Board of Adjustment by February 23, 2001.*
6. Effective July 1, 2001, the Marina SHALL comply with the ZBA's 1997 Special Exception permitting NO MORE THAN 225 BOATS OR TRAILERS STORED WITHIN ALL OF THE BUILDINGS ON SITE, AND NO MORE THAN 10% OF THIS NUMBER STORED OUTSIDE.


Furthermore, the Marina shall comply with the remaining conditions of the ZBA Approval, including, but not limited to, the location of the boats stored outdoors, landscaping and screening, green space, and vehicle parking locations.

We believe that the above list of issues can be addressed in the specified time frame(s), as we have already discussed the issues and you agreed to take the steps necessary to comply with Freedom's Zoning Ordinance.

We appreciate in advance your timely response to this letter.

Freedom Board of Selectmen,

  
\_\_\_\_\_  
John D. Krebs

  
\_\_\_\_\_  
Eric Cassidy

  
\_\_\_\_\_  
Barry Keith

Cc: file  
Phil Matton, Code Enforcement Officer  
Zoning Board of Adjustment