

Kingston ZBA Meeting held Thurs., February 20, 2014.

Members present: Ray Donald, John Whittier, Daryl Branch, Peter Coffin, and Ellie Alessio.

Meeting called to order at 7:12pm.

The minutes from the December 13th meeting were approved with one correction. The last motion of that meeting was approved by the board but had not been noted in their minutes. The minutes were approved with Mr. Donald abstaining since he had not been present in December.

This meeting is a continuation of the December 13, 2013 hearing for Todd Reardon. Mr. Reardon was accompanied by his architect, Dave Gleason.

Mr. Gleason gave an overview of his variance requests, and also presented to each board member a copy of the Shoreland Impact Permit 2013-01831 he received from the State of NH. This information was not available at the December meeting.

After much discussion, the following motions were made:

Mr. Donald moved, and Mr. Coffin seconded a motion to grant the 5 foot 1 inch variance needed for the covered porch entry. The motion passed unanimously.

Mr. Donald moved and Mr. Coffin seconded a motion to grant a 4 foot 6 inch variance for the open deck on the lakeside of the house. The motion passed unanimously.

Mr. Donald moved and Mr. Branch seconded a motion to grant a Special Exception to article 205.4.C of the town's Shoreland Protection Ordinance for the purpose of constructing a deck and porch which are not to be less than 23 feet from the shoreline. The motion passed unanimously.

Mr. Coffin moved and Mr. Branch seconded a motion to grant a Special Exception to Article 201.4.C of the town's Shoreland Protection Ordinance to allow impervious lot coverage of up to 35%, provided that a Storm Water Management plan is in place that allows recharge on the property. The Storm water Management plan is one of the conditions of the Shoreland Impact Permit 2013-01831 from NH DES. The motion passed unanimously.

At the conclusion of the hearing, the board discussed the possibility of holding a work session to review how we make our decisions and on what type of forms should be used. The chair will try to schedule a work session on a month that has no hearings.

The meeting was adjourned at 9:10pm.