

**Kingston Zoning Board of Adjustment  
September 8, 2016  
Public Hearing**

**Minutes**

The Chairperson called the meeting to order at 7:01 PM; there were no challenges to the validity of the meeting.

**Members Present:**

Ellie Alessio, Chair  
Ray Donald, V. Chair  
Chuck Hart

Peter Coffin  
Richard Johnson  
Larry Greenbaum, Alternate

Also in Attendance: Ellen Faulconer, recording secretary

**Board Business**

**MM&S to accept the August 11, 2016 minutes as written.** (Motion by Mr. Donald, second by Mr. Johnson) **PUNA**

Ms. Alessio welcomed Mr. Greenbaum as a newly appointed Board alternate; she noted that as there was a full board this evening, he was welcome to participate in the discussion but would not be voting.

Ms. Alessio announced that Ms. Faulconer would be resigning as the Board's secretary after completion of this meeting's minutes. There was discussion that as a paid employee there was no conflict of interest. Ms. Faulconer explained that there seemed to be some undue scrutiny regarding her work for different boards and rather than bring that to the Board, she felt it was the better part of valor to resign this position. Mr. Donald said the Board would miss her.

**Hanoverian Holdings, LLC  
1 Library Lane  
Kingston, NH 03848  
Tax Map R33 Lot 21-1**

Ms. Alessio read the notice; the applicant was requesting a variance to Article 301 (1) D regarding placement of a sign within the setback. The applicant, Jeff Bolchlopek, explained that he had recently bought the property due to his business' expansion; as there is no access to the property on Marshall Road, he would like to use 1 Library Lane as the business address and relocate the sign. He would like to have the "V"-type sign facing Church Street and Rte. 125 and place it in a location near a tree while still keeping the tree.

Ms. Alessio stated that the Board needed to see the dimensions and other specifications regarding the sign. She noted that the representation of the sign given to the Board was not the same type of sign described by Mr. Bolchlopek. Mr. Hart asked about the dimensions and the amount of the variance being requested; none of that was given to the Board. Mr. Coffin said they needed to see the drawing showing the location in respect to Library Lane; he said the ZBA should also be confirming that granting the variance did not create visual barriers and it did not create a safety issue. Ms. Alessio cautioned that the Board was reviewing an area variance, not approving a sign permit. Mr. Coffin said the Board needed the information regarding the location and setbacks to confirm that it did not impede on any line of site and should not impede the view. He added that it now appeared to be 2 signs and the combined total needs to comply with the Ordinance. Ms. Alessio re-iterated that the Board did not have any specifics regarding the sign and no drawing showing the location on the site. Mr. Bolchlopek said that the sign was within a foot of the oak tree. Mr. Hart explained that the Board did not have enough of an idea of the location being proposed as there was no drawing showing the site location specifics.

Mr. Donald concluded that the Board could not grant a variance without any of the particulars; the Board would need a drawing showing the placement and other specifics. Mr. Coffin agreed adding that confirmation that the placement does not obstruct any vision is also needed. Mr. Bolchlopek confirmed that he did not have the setback information. Mr. Donald said that the applicant could be given a choice to continue or the Board could vote. Mr. Greenbaum suggested that the applicant stake out the location where the sign is being proposed so the Board could go look at the site before the next hearing. Mr. Coffin noted the size requirements in the RR zone.

Public comment: Ms. Alessio read an abutter comment from Conrad Magnusson; he was “ok” with the proposal. Ms. Faulconer asked if the applicant had thought about keeping one of the sign locations to help with direction to the property and thus only needing one sign at Library Lane and possibly not needing a variance.

The applicant requested that the Board grant the continuance so the required information could be submitted. The Board, by consensus, agreed to continue the hearing to October 13, 2016 at 7:05 PM. Ms. Alessio noted that abutters will not be re-notified as this is a continuation.

Two individuals appeared before the Board as they had heard that the ZBA had taken some type of action regarding closure of Town property; Ms. Alessio explained that was not a ZBA issue and they should ask to meet with the Selectmen if they had any questions or concerns.

The hearing adjourned at 7:30 PM.