



KINGSTON ZONING BOARD OF ADJUSTMENT

October 13, 2016

Present:

Ellie Alessio
Ray Donald
Chuck Hart
Peter Coffin
Richard Johnson
Larry Greenbaum
Tammy Bakie

Chairperson Alessio called the meeting to order at 7:03 and asked Mr. Greenbaum to participate, but he would not be voting tonight.

Minutes of September 8, 2016 Approval – Mr. Donald motion to approve, Mr. Johnson seconded. The motion carried unanimously.

Public Hearings

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

Ms. Alessio read the continuance of the public hearing that began on September 8, 2016. Mr. Jeff Polchlopek provided pictures of the sign and the proposed location. Mr. Polchlopek stated the sign would be placed 17' from Library Lane and 12' from Marshall Road, therefore requiring a 3' variance on the Library Lane side and an 8' variance on the Marshall Road side. A discussion followed regarding whether a sign was a structure and the sign setback requirements. Mr. Coffin stated the size of the sign was not an issue. Ms. Alessio reviewed the criteria a vote was taken all 5 criteria passes. Mr. Donald made a motion to grant the 3' and 8' variances to Article 301 section 1.D, Mr. Coffin seconded, the motion carried unanimously. Ms. Alessio explained the 30 day appeal period.

Jason Chaplin
11 Shirley Lane
Kingston, NH 03848
Tax Map U-6, Lot 41

Ms. Alessio read the notice requesting 3 variances to Article 301.3. Mr. Jason Chaplin was accompanied by his contractor Darryl Temple. Mr. Chaplin stated he owns #13 Shirley lane and acquired the property at #11 Shirley Lane. Mr. Chaplin stated he would like to put a second story on the home. Ms. Alessio

asked if it would be on the original footprint. Mr. Chaplin stated the addition would be straight up over the existing home. Plans were provided and discussed. No public comment. Ms. Alessio reviewed the criteria a vote was taken all 5 criteria passes. Mr. Donald made a motion to grant the 6'10" 14'11" and 3'6" (east side) variances to Article 301.3, Mr. Johnson seconded, the motion carried unanimously. Ms. Alessio explained the 30 day appeal period.

**Charles and Linda Mazza
38 Pillsbury Pasture
Kingston, NH 03848
Tax Map R-4, Lot 21-34**

Ms. Alessio read the notice requesting a variances to Article 301.D and Special Exception under Article 206. Mr. Charles Mazza stated he would like to add a 2 car garage with an accessory apartment above. Mr. Mazza stated his lot line is at an angle and he needs a 4' variance for a corner of the garage. Plans were provided and discussed. Ms. Alessio asked for public comment. Mary Cyr stated the neighborhood consist of 5 styles of homes with mostly 2 car garages and that a 4 car garage would be aesthetically unpleasing. Ms. Cyr stated that it would adversely affect the value of surrounding homes. Ms. Michelle Lagimonier requested that mature trees be planted to hide the garage. Mr. Donald stated that if variance was granted it would be aesthetically better. Mr. Coffin stated that neighborhood does not have covenants and the town cannot determine aesthetics and by not granting the variance it would not prevent the applicant from building a 4 bay garage. A vote was taken all 5 criteria passed. Mr. Donald made a motion to grant a 4' variance from 301.D, Mr. Johnson seconded, the motion carried unanimously. The criteria for an accessory apartment were discussed. Mr. Coffin asked if a letter from the building inspector and health inspector stating all requirements have been met. Ms. Alessio noted the letters were not on file. A discussion followed and it was decided a conditional approval could be granted. Ms. Alessio stated the apartment would have to be registered with the registry of deeds. A vote to grant the special exception was taken all five criteria passed. Mr. Coffin made a motion to grant the special exception pending receipt of approval letters from both the building inspector and health inspector stating all requirements have been met, Mr. Hart seconded, the motion carried unanimously. Ms. Alessio explained the 30 day appeal period.

Meeting adjourned at 8:28.

Respectfully submitted,

Tammy Bakie