

MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
July 11, 2013
7:00 PM

Meeting called to order by Jay Alberts, present, Daryl Branch, Peter Coffin, and Tammy Bakie. Mr. Branch made a motion to move ahead with meeting with Mr. Alberts acting as chair and with the understanding that the board did not have any of the forms normally used. Mr. Alberts explained there was not a full board present and stated the applicants would have the option of waiting till next month to be heard by a full board without any penalty. Mr. Coffin seconded, all in favor.

Ida & James Ahern Tax Map U4-140,141

Mr. Ahern stated they would like to pave the parking area where they have been parking for the last thirty years, and the previous owners parked also. A map was presented and discussed. Mr. Rich St. Hilaire, Road Agent, spoke in favor of the applicant, stating they had requested a driveway permit. Mr. St. Hilaire stated there was shoreland protection issues (state and town has similar restrictions) state has given its' okay. Mr. Coffin stated the Planning Board had three issues the lot coverage exceeded permeable limits, paving within 250 feet of shoreline & distance from boundary. Mr. St. Hilaire agreed the paved driveway encroached on the property line and is within the shoreline protection but it is an existing condition and has been for the last 30 years. Mr. St. Hilaire referenced a brochure from the state regarding not needing a permit to resurface an existing legally constructed driveway. Mr. St. Hilaire stated the state considers a gravel parking lot used for a number of years as an impervious surface. A discussion followed regarding the shoreline ordinance. Ms. Bakie made a motion to grant a variance to the terms of article 901, Section C3 of the Town of Kingston Zoning Ordinance, Mr. Coffin seconded with the stipulation there would be no further encroachment, all in favor. Mr. Coffin made a motion to grant s a Special Exception to the terms of article 205, section 4B of the Zoning Ordinance, Building Codes, Shoreland Protection or Wetlands, Ms. Bakie seconded, all in favor. Mr. Alberts explained the 30 day waiting period.

Robert & Heidi Grandlund Tax Map U-4. Lot 6

Mrs. Grandlund stated they had purchased the home three years ago, the home is 680 square feet. Mrs. Grandlund stated her mother is sick and has been living with them for the last 11 months. Mrs. Grandlund stated that because of the tight quarters they would like to add onto the

dwelling and hired Mr. Nichols to design a plan. Mrs. Grandlund stated they would like to build an addition in three phase's ultimately removing the current structure. Mrs. Grandlund stated the once seasonal home is between the septic and the well and space is limited. The plan was presented and discussed. Mr. Grandlund stated the proposed addition has the same setbacks as the current dwelling. Mrs. Grandlund stated they had filed an application for Shoreland Protection and were waiting to hear from the state. Mr. St.Hilaire stated it was a challenging lot, and gave some history of Great Pond. Mr. St.Hilaire stated Mr. Nichols had put forth the best plan for the use of the lot. Mr. Grandlund stated they currently had a two bedroom house and were not asking for additional bedrooms just more living space. Mr. Grandlund stated they were trying to make the least impact to area. Mr. Coffin stated the plan does not make the home more less conforming and the leach system was not going to change. Mr. Coffin mentioned significant changes in flood insurance cost. More discussion on the plan followed. Ms. Bakie made a motion to grant a variance to the terms of Article 202, Section 2B of the Town of Kingston Zoning Ordinance, to permit construction of an addition within the "wetland buffer", Mr. Coffin seconded, all in favor. Ms. Bakie made a motion to grant a Special Exception from the terms of Article 205.7 & 205.4 Section C of the Zoning Ordinance, Building Codes, Shoreland Protection or Wetlands, Mr. Coffin seconded, all in favor. Mr. Alberts explained the thirty day waiting period.

Mr. Alberts adjourned the meeting at 8:05

Respectfully submitted,

Tammy L. Bakie
Secretary
Zoning Board of Adjustment