

Kingston ZBA Meeting held on Thurs., December 13, 2013.

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

Meeting called to order at 7:00pm.

Hearing for Todd Reardon commenced at 7:05pm. Assisting Mr. Reardon with his presentation was Christine Wachowiak and Dave Gleason, architect.

There was a lengthy discussion on the proposal which included some history on the use of the property. ZBAS members expressed concern that the proposal made the upgrade to the building more non-conforming instead of less non-conforming.

More information was needed to make a determination on Mr. Reardon's request and the board wanted to continue the hearing to allow Mr. Reardon the opportunity to provide additional information.

Mr. Reardon was appreciative of the opportunity to provide more information; however he was concerned about the current condition of the roof and asked that the board make a determination on that part of his request so that if the variance was granted, repairs to the roof could be made.

Mr. Coffin moved and Mr. Whittier seconded a motion to grant a variance to Article 301.1.D for a 4'6" variance on the west side of the property for the purpose of building a second story within the footprint of the existing structure.

The variance was granted (4-0).

Mr. Coffin moved and Mr. Whittier seconded a motion to grant a Special Exception to Article 201.4.C of the Aquifer Protection Ordinance to accept existing condition of 29% impervious lot coverage to allow construction of a second floor within the footprint of the existing structure.

The variance was granted (4-0).

Mr. Coffin moved and Mr. Branch seconded a motion to grant a Special Exception to Article 205.4.C of the Shoreland Protection Ordinance to allow construction of a second floor within the footprint of the existing structure.

The hearing to 7:05pm on Thursday, February 13, 2014.

Meeting adjourned at 9:17pm.

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