



## KINGSTON ZONING BOARD OF ADJUSTMENT

May 10, 2018

Present:

Electra Alessio

Peter Coffin

Larry Greenbaum

Richard Johnson

Tammy Bakie

Chairperson Electra Alessio called the meeting to order at 7:00.

Board Business –

Minutes of April 12, 2018 Approval – Mr. Coffin stated he would like the minutes of the Steven Bartlett hearing to reflect his motion was to affirm the building inspector's approval. Mr. Johnson made a motion to approve the minutes as amended, Mr. Hart seconded. Motion carried unanimously.

Public Hearing

**Margaret Pandelena  
24 Long Hill Road  
Raymond, NH**

**RE: Tax Map U-10, Lot 30B-1  
30 Circuit Drive  
Kingston, NH 03848**

Ms. Alessio explained the process, Ms. Pandelena stated Sean Murray of Proulx Oil would present the information. Mr. Murray stated there was no good place to put vertical tanks and the best option was an underground tank. Mr. Murray stated this was the first time he had heard of a town ordinance that considered a propane tank a structure. Mr. Murray stated he has met with Brian from the Fire Department. Mr. Murray stated there was no position to place the tank that meets all of the setbacks. Mr. Murray stated that an underground tank would not be an eyesore. Ms. Alessio read the letter of denial from the building inspector, and stated the only action the board

could take tonight would be on the propane tank. Ms. Pandelena stated that was all they want. Mr. Murray spoke about the location of the current leach field and the location for a new leach field if needed and the proposed location of the propane tanks not interfering with the leach field. Mr. Hart asked if where the tank is currently located would be the final location. Mr. Murray stated the tank would be moved to the new location. Mr. Coffin asked where the old tank was located. Mr. Murray stated it was new construction there was not a prior tank and they wanted it away from the home as much as possible. A discussion regarding the plan followed. Mr. Hart asked about the two temporary tanks. Mr. Murray stated they would be removed. Mr. Hart asked if there was room for 2 above ground tanks near existing deck. Mr. Murray stated 3 tanks would be needed for a home of this size. Mr. Murray stated it would not be aesthetically pleasing, and would impede basement window and air conditioning unit and power vents that all need 10ft clearance. Mr. Coffin asked if the tank would be completely buried. Mr. Murray stated yes with the exception of a riser. Mr. Coffin asked if all other codes would be met. Mr. Murray stated all codes will be met other than the town ordinance. A discussion followed regarding different codes for above ground vs. buried tanks. Mr. Coffin asked about the material the tank is made of. Mr. Murray explained the rust-resistant materials. A discussion followed regarding what is classified as a structure. Mr. Coffin stated Kingston considers a structure as permanent. Mr. Jack Koloski asked why the applicant couldn't use oil and an electric stove, then there would not be an issue. Mr. Coffin stated they then would have an external oil tank. Mr. Murray stated all that would be seen is a green dome. Mr. Coffin stated he liked the idea of a buried tank but the location within the 20ft set back gives him pause. A vote was taken on the five criteria, all five passed unanimously. Mr. Coffin made a motion to grant a 10ft. variance. Mr. Hart seconded, all in favor. Ms. Alessio explained the thirty day waiting period.

**Chris Crump  
9 Inn Street  
Newburyport, MA 01950**

**RE: 106 Main Street  
Kingston, NH  
Tax Map U-7, Lot 16**

Chris Crump and Mrs. Kathy Barbagallo introduced themselves. Mr. Crump stated the house was built in the 1800's and antiquated. Mr. Crump stated they would not be changing the footprint rather remodeling the existing structure. Ms. Alessio stated she had spoken with the building inspector who said no one would know there was an in law apartment when looking at the home and he fully supported the project. Ms. Alessio asked if it was the former Parks house. Mr. Crump stated yes and provided pictures. Mr. Crump stated there would be 3 bedrooms and the owners would be living in the in law unit. Mrs. Barbagallo stated it was a 200 year old home and there were steps everywhere. Mr. Crump stated the remodel would keep the integrity and

character of the home and there is no set-back infringement. Mr. Coffin asked how many bedrooms would be in the ADU. Mr. Crump answered one. Mr. Hart made a motion to grant a special exception for an accessory dwelling unit which includes 145 square feet of additional footage. Mr. Greenbaum seconded, all in favor. Ms. Alessio explained the 30 day waiting period.

Meeting adjourned at 8:55

Respectfully submitted,  
Tammy Bakie