



KINGSTON ZONING BOARD OF ADJUSTMENT

December 8, 2016

Present:

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

Chairperson Alessio called the meeting to order at 7:02 and asked Mr. Johnson to participate, but he would not be voting tonight.

Minutes of October 13, 2016 Approval – Mr. Donald motion to approve, Mr. Johnson seconded. The motion carried unanimously.

Public Hearings

**Jason and Kelly Regis
21 Meadow Wood Road
Kingston, NH 03848
Tax Map R-38, Lot 17-11**

Mr. Jason Regis stated the property is pie shaped and house is located on the back of the property. Mr. Regis stated the property goes up hill beyond the pool. Mr. Regis stated the best place for a shed is to the left of the pool. Mr. Regis stated the proposed location would be 13 ½ feet from the stone wall which is the property line. Mr. Regis stated logistically it is the only spot for the shed and the closest neighbors' home is approximately 300 feet away. Mr. Regis asked for a 7 foot variance. Ms. Alessio referred to Mr. Steward's letter denying a building permit for the shed. No members of the public present. Mr. Coffin asked why the shed would be located 13 feet from pool. Mr. Regis explained that the shed would be located on crushed stone 4 feet from the pool decking. Mr. Regis stated the drawing provided depicted the distance between the edges of the pool water from the shed. Mr. Hart asked about an existing pump house. Mr. Regis explained the layout of the property and size of proposed shed. Mr. Greenbaum asked if Mr. Regis had spoken to his neighbors. Mr. Regis replied that he had not. Ms. Alessio stated all the neighbors had been noticed. Mr. Regis reiterated that the closest house was 300 feet away and that in the spring and summer he can't see it. An area variance vote was taken all 5 criteria passed unanimously. Mr. Donald made a motion to grant the variance, Mr. Hart seconded all in favor. Ms. Alessio explained the 30 day waiting period.

**Robert Kalil
24 Chase Island Road
Atkinson, NH 03811**

**John Crosby
19 Page Road
Kingston, NH 03848
Tax Map R-22, Lot 32**

Petitioner or any other representative nor any member of the public appeared. Ms. Alessio read applicant request. No further information was provided since the August meeting. A letter from Mr. Steward was provided to the board members. A use variance was voted on and all 5 criteria failed. Mr. Greenbaum made a motion to deny the request, Mr. Coffin seconded, all in favor.

Meeting adjourned at 7:35.

Respectfully submitted,

Tammy Bakie