



## KINGSTON ZONING BOARD OF ADJUSTMENT

January 11, 2018

Present:

Electra Alessio

Ray Donald

Chuck Hart

Larry Greenbaum

Richard Johnson

Tammy Bakie

Chairperson Electra Alessio called the meeting to order at 7:02.

Board Business –

Minutes of December 14, 2017 Approval – Mr. Coffin motion to approve, with spelling corrections made. Mr. Hart seconded. Motion carried unanimously.

Ms. Alessio stated she had asked the selectmen for a laptop to be used specifically for ZBA and paid for from the unexpended budget.

Public Hearing

**Robert and Deborah Brett**

**117 Main Street**

**Kingston, NH 03848**

**RE:**

**Tax Map U-8, Lot 18**

Ms. Alessio stated per the town ordinance the applicant needed a special exception, she had spoken to the Planning Board secretary Ellen Faulconer regarding ordinance. The ordinance has been changed for rural residential but single family still needs to come before the ZBA. Ms. Alessio spoke of the possibility of the building inspector having the authority to approve the special exception if it meets the requirements. Mr. Coffin stated the applicant had already come before the board for approval of the apartment. A discussion followed regarding how the approval process works. Mr. Robert Brett stated his daughter had lived in the apartment after he had received the approval she has since moved out and they would like to rent the apartment as 1/3 of the house is not being used. Mr. Brett stated the apartment meets all requirements as it has twice

been approved by the ZBA once by the previous owners (Camick) and once for himself. Mr. Coffin stated the ordinance had been corrected. A discussion followed regarding on which zones the ordinance had been fixed. Ms. Alessio stated she objects and would speak to the Planning Board. Mr. Donald stated he was ready to make a motion to approve. Ms. Alessio stated they would have to go through the process and asked Mr. Brett if he would like to add anything for the record. Mr. Brett stated he thought the fees were a money making deal for the town. Mr. Coffin asked if there were any changes to the home. Mr. Brett stated it was exactly the same. Ms. Alessio reviewed the accessory dwelling requirements. Mr. Donald made a motion to approve the request for a special exception Mr. Greenbaum seconded, all in favor. Ms. Alessio explained the thirty day waiting period.

Ms. Alessio thanked Mr. Donald for his years of service as he will not be running for re-election and wished him well.

Meeting adjourned at 7:25

Respectfully submitted,  
Tammy Bakie