



KINGSTON ZONING BOARD OF ADJUSTMENT

February 8, 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 January 11, 2018 Approval – Mr. Coffin motion to approve, Mr. Greenbaum seconded. Motion carried unanimously.

Ms. Alessio stated the ZBA laptop had arrived. The new email to use is ZBA@kingstonnh.org

Ms. Alessio read into the record a copy of a letter to Robert Kalil from Robert Steward, Building Inspector. This letter was regarding issues at 19 Page Road.

Public Hearing

**Leo Virnelli
23 Elkins Road
Kingston, NH 03848
RE:
58 North Road
Kingston, NH
Tax Map R-31, Lot 4**

Ms. Alessio explained the process and stated that because there were only 4 members sitting the applicant had the option to continue the meeting until next month or proceed tonight. The applicant chose to proceed. Mr. Virnelli stated he had sold the property to his son (who was present) and a 3 bedroom ranch was being built. Mr. Virnelli stated they wished to construct an accessory apartment for his other son (also present). Mr. Virnelli distributed drawings/pictures. Letters from both the building inspector and

health inspector had been received. Mr. Coffin stated the only reason for the meeting is because the home was in the single family residential zone, and the home needed to look like a single family home. Ms. Alessio agreed stating this was primarily for abutters and asked for any comments either in favor or against the special exception. There being no comments Ms. Alessio asked for a motion. Mr. Greenbaum made a motion to grant the special exception Mr. Johnson seconded, all in favor. Ms. Alessio explained the thirty day waiting period. Mr. Virnelli asked about recording the apartment on the deed. Mr. Coffin stated that requirement went away with the new state law and it conveys with the property.

Meeting adjourned at 7:13

Respectfully submitted,
Tammy Bakie