

**KENSINGTON BOARD OF ADJUSTMENT
KENSINGTON, NEW HAMPSHIRE
MEETING AGENDA
WEDNESDAY
June 8, 2016
7:30 PM**

**At Kensington Elementary School Library
Minutes-draft subject to board approval**

In attendance: Bob Noll, Janet Bunnell, Elliot Fixler

Public: Chris York, Charles Hoyt

Elliot will be Chairing the meeting tonight and called the meeting to order at 7:40pm.
He read the following to those present.

NEW BUSINESS:

The Kensington Zoning Board of Adjustment will hold a Public Hearing on Wednesday, June 8, 2016 at 7:30 p.m. at the Kensington Elementary School Library to hear the application of:

1. Chris and Melissa York, 73 Wild Pasture Road, Kensington, NH, Map 12 Lot 37-1 request aa variance to wetland setback requirements as stated Article VI, Section 6.1.6 D of the zoning ordinance to permit construction of a barn within the setbacks.

Chairman Elliot Fixler asked the representative to come forward and discuss the variance.

Mr. Hoyt explained that there is an encroachment of the hydric B soils in the front and back of the barn. He also explained that there is not another place that would work on the property due to the septic and in ground pool.

Janet asked if there was going to be any fill or dredging done, and it was explained that would not be necessary. Mr. York was present and explained that this is needed for his family.

The board went over the plan and the encroachment to be sure of the measurements. They asked how the buffer zones were defined. They read through the sections of the zoning that dealt with the hydric b soils.

Questions on run off and drainage were answered appropriately. The board discussed if the barn would be encroaching on the hydric a soils which it wasn't.

The board went over the variance worksheet and answered all the questions on the criteria.

Elliot made the motion to approve the variance from setback requirements as stated in Article VI, Section 6.1.6 D. Janet seconded, all in favor. With the following conditions:

1. Not to exceed 36 feet into the buffer zone
2. Land elevation would not increase with the construction of the structure.

Elliot made a motion to adjourn at 8:28pm, seconded by Janet, all in favor.

Respectfully Submitted,

Kathleen T Felch
Zoning Board Clerk