

KENSINGTON BOARD OF ADJUSTMENT
KENSINGTON, NEW HAMPSHIRE
PUBLIC HEARING
September 5, 2017
KENSINGTON TOWN HALL
95 AMESBURY ROAD
AT 7:30PM
Meeting Minutes-Approved 3-6-18

In Attendance: Joan Skewes, Janet Bunnell, Mark Craig, John Andreasse, Bill Ford

Others in Attendance: Chris and Melissa York, Charles Hoyt

John called the meeting to order at 7:30pm and the board reviewed the application and submitted information from the applicant.

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

John stated that the applicant was present to seek a variance from Article VI, Section 6.1.6 D of the zoning ordinance, specifically to ask for a structure that has an encroachment of 23'-8" to drip edge at rear of structure leaving a setback of 26'-4" where 50' is required.

Charles Hoyt was in attendance to represent the applicants and explained that they have come before the board again to resize the project that they were previously approved for. They are proposing to put 917 square feet of the garage/barn within the 50-foot setback. Janet asked why the applicant did not go with the previous approval. Mr. York explained that the design was a little overbearing and not cost effective. It was stated that they have tried a number of different areas to have the addition, and visually you will need the open space, and this area works the best for them. They have been trying to find a suitable place on the property that does not impact the setbacks for the addition. If they were to put it on the other side of the house they would have to put in a whole new driveway, move the septic and have possible water run off issues. The board stated that since there are other options they are reluctant to put a whole structure within the wetland setbacks. Janet quoted from zoning ordinance 6.1.6D:

D. No structure of any kind shall be constructed within 50 feet of Hydric B soils with the exception of structures no greater than 400 square feet.

If this structure was below the 400 square feet the applicant would not have to seek a variance from the Zoning Board. Mr. Hoyt explained that he sees the issues that the board is facing and they have tried to do this addition the best way to suit the parcel and existing buildings on the property.

Mr. Hoyt confirmed with his client and stated that they are going to respectfully withdraw this application and explore other options.

Janet made a motion to approve the January 23, 2017 minutes presented, John seconded, Bill, Joan and Mark abstained, both in favor.

Janet made a motion to approve the March 7, 2017 minutes as presented, John seconded, Bill, Mark and Joan abstained, both in favor.

Bill made a motion to adjourn, Janet seconded, all in favor.

Respectfully submitted,

Kathleen T Felch