

**KENSINGTON BOARD OF ADJUSTMENT
KENSINGTON, NEW HAMPSHIRE
MEETING MINUTES
May 7th, 2013
7:30 PM
At Kensington Elementary School Library**

In Attendance: Michael Schwotzer, Eric Peterson, Joan Skewes

Joan Skewes, the acting chairman, called the meeting to order at 7:31pm.

Joan recognized that the first application was withdrawn and moved on to the next application on the agenda.

NEW BUSINESS:

WITHDRAWN-

1) Application for a Home Occupation for Jessica and Don Madore of 31 Muddy Pond Road; Map 5 Lot 34, in accordance with Chapter II, Article 8.4C. The Madore's have applied for a Special Exception for a Learning Center to be operated on the property.

2) A variance for setback requirements for Phillips Tolvanen, 197 Drinkwater Road; Map 12 Lot 43, in accordance with Chapter II, Article 8.3C. Mr. Tolvanen has applied for a Variance from setback requirements for a shed.

Joan read the information from the agenda explaining the application. Joan asked if any abutters had contacted the town on this application and Kathy explained that Mr. Gaw an abutter had called to ask questions about the shed and where it was located and had no problem with the application.

Mr. Buxton was contacted by Mr. Tolvanen and it was expressed that he does not have a problem with the shed being closer to the lot line than the 25 foot setback.

Mr. Tolvanan explained to the board the exact location of the shed. The shed will be over 100 feet from the road, and is far enough away from the wet lands on the lot.

Mr. Tolvanan explained that the shed will have no footings and will be roughly an 8x12 structure. Joan read Chapter II, Article 8.3c Site Requirements. Mr. Tolvanan will be closer than the 25 feet stipulated in the Ordinance so that is the reason for the application. The board went through the definition of a structure to be sure that the shed would be considered a structure and it is. There was a shed on the property roughly the same distance from the lot line, but the previous owner did not obtain a variance from the board to place the shed there. The intent is to move the shed closer to the road but the same distance from the side boundary. The lot is unbuildable next to Mr. Tolvanan so there are no structures on that lot to be concerned with. Joan questioned where the septic system was located in relation to the drawing and the applicant showed the board the septic location. Mr. Tolvanan explained that if he was to adhere to the setback requirement the shed would be in the middle of his back yard.

Joan filled out the variance worksheet and the board discussed each question.

The board answered all 5 questions favorably to the application.

Joan made a motion to approve the application as petitioned, Mike seconded, all in favor.

Joan filled out the sheets. No conditions.

Mike asked that Mr. Tolvanan keep the shed at least 12 feet away from the boundary if possible.

Mr. Tolvanan thanked the board.

Applications-

Application must have the applicant land owner permission if it is a rental property before the application will even be processed.

OLD BUSINESS:

Approval of July 3, 2012 Meeting Minutes.-unable to approve not enough members present.

Joan made a motion to adjourn the meeting at 8:00pm, Mike seconded, all in favor.

Respectfully Submitted,

Kathleen T Felch, Zoning Board Clerk

DRAFT