

TOWN OF EAST KINGSTON, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT MEETING MINUTES
March 27, 1997

FILE

AGENDA

- 7:30 Norman Adams - Request for Variance - Article VI Section C (1997-01)
8:00 Ronald Dawson - Request for Variance - Articles IV Section D:6 & VIII Section E:3 (1997-02)

Members Present: David C. Boudreau, Norman Freeman and Alternate Charles F. Marden.

Members Absent: Chairman John V. Daly, Edward Cardone, David Ciardelli, and Alternate Peter Riley.

Others Attending: Glenn P. Clark - Building Inspector, J. Roby Day, Jr. - Selectman, Dennis Quintal, Norman & Ethel Adams, Lewis (Chip) Dodge, David Toothaker, Richard Leith and Richard Friese.

It was noted that senior Board of Adjustment member David C. Boudreau would act as Chairman in the absence of John V. Daly. Mr. Boudreau called the meeting to order at 7:35 p.m. with the roll call. He then designated Alternate Charles F. Marden to participate in any voting matters that come before the board.

Norman Adams - Public Hearing: Mr. Boudreau opened the public hearing for Norman Adams of 9 Rowell Cove Road, MBL# 02-01-07 at 7:40 p.m. Mr. Adams is requesting a variance from Article VI Section C of the East Kingston Zoning Ordinance.

Every building shall be set back from the front property line at least 30 feet or where existing buildings on adjacent lots are in reasonable proximity to each other to the line of said existing buildings. Every residence shall be at least 25 feet from adjacent side and rear property lines...

Mr. Adams proposes to construct a two-room addition to the residence.

Mr. Boudreau advised the applicant (Mr. Adams) that under RSA 674:33, three votes are necessary to decide in favor of any matter before the board. Because only three members are present, a unanimous vote of the board would be necessary to grant the variance request. Since there is not a full board in attendance, the chairman (or acting chairman) may give the applicant the option of postponing the hearing until all (or more) members are present.

Mr. Boudreau further explained that should the applicant choose to proceed with the hearing, a three member board cannot be the grounds for a rehearing in the event the variance is denied.

Mr. Adams requested that this public hearing be re-scheduled in an effort to allow for a full board attendance.

Mr. Boudreau then re-scheduled this public hearing for Norman Adams (case 97-1) for Thursday, April 3, 1997 at 7:30 p.m. He also noted that this public hearing would serve as the notification for this April 3rd re-scheduled hearing. Abutter Lewis (Chip) Dodge acknowledged this notification.

Ronald Dawson - Public Hearing: Mr. Boudreau opened the public hearing for Ronald Dawson of 145 Haverhill Road. Mr. Dawson is seeking a variance from Articles IV Section D:6 and VIII Section E:3 for property located at 11 Ashlie Road, MBL# 11-02-35.

IV:D:6 - Septic system leach field boundaries shall be located more than 20 feet from any property boundary and 100 feet from any surface water, and 100 feet from any well.

VIII:E:3 - Permanent facilities (septic systems, buildings, roads, driveways, etc.) shall be located no closer than 100 feet from Hydric A soils, or 75 feet from Hydric B soils with the exception of driveway or road crossings necessary to access the buildable land.

Mr. Dawson proposes to construct a single family residence with driveway, well and septic system.

It was noted that Dennis Quintal would be representing Mr. Dawson.

Mr. Boudreau then advised Mr. Quintal that that under RSA 674:33, three votes are necessary to decide in favor of any matter before the board. Because only three members are present, a unanimous vote of the board would be necessary to grant the variance request.

Since there is not a full board in attendance, the chairman (or acting chairman) may give the applicant the option of postponing the hearing until all (or more) members are present.

Mr. Boudreau further explained that should the applicant choose to proceed with the hearing, a three member board cannot be the grounds for a rehearing in the event the variance is denied.

Mr. Quintal acting on behalf of Mr. Dawson elected to re-schedule this public hearing in an effort to allow for a full board attendance.

Mr. Boudreau then re-scheduled this public hearing for Ronald Dawson (case 97-2) for Thursday, April 3, 1997 at 8:00 p.m. He also noted that this public hearing would serve as the notification for this April 3rd re-scheduled hearing. Abutters Richard Leith, Richard Friese and David Toothaker acknowledged this notification.

OSP Annual Spring Conference: The board discussed the OSP Annual Spring Conference to be held on May 31, 1997. It was noted that interested board members should submit their completed registration forms to the Selectmen's Office no later than May 9, 1997 to allow for the prepayment of registration fees.

This March 27, 1997 public Zoning Board of Adjustment meeting ended at 8:25 p.m.

Catherine Belcher
Secretary

Minutes completed and on file March 28, 1997.