

1 **TOWN OF KENSINGTON**
2 **ZONING BOARD OF ADJUSTMENT**

3 **Meeting Minutes**
4 **September 01, 2026**
5 **Kensington Town Hall**
6 **7:30 PM**
7

8 **Call to Order**

9 Chairman Aaron Fenton called the meeting to order at 7:30 PM.

10 **Members Present**

- 11 • Aaron Fenton, Chair
12 • Joan Skewes, Member
13 • Bill Ford, Member
14 • Peter Fowler - Alt. Member

15 **Members Absent**

- 16 • Additional regular members not present- Janet Bunnell, Mark Craig and Alt. Therese
17 Wallaga

18 **Others Present**

- 19 • Peter Gaffney, Land Use Administrator
20 • Applicants and 14 members of the public
21

22 **Procedural Matters**

23 Prior to opening the hearing, Chair Fenton requested a motion to add alternate Peter Fowler as
24 a full member so there would be a four person Board to hear the applications.

25 MOTION: to approve Peter Fowler as a full member for this Board meeting.

26 Motioned by: Bill Ford

27 Seconded by: Joan Skewes

28 Vote: all in favor (Unanimous)
29

30 **Public Hearing Application**

31 **Owner:** Devin's Properties, LLC
32 David and Darlene Marcinkevich
33 17 Trundle Bed Lane
34 Kensington, NH 03833
35 Map 08, Lot 08

36 **Request for a continuance :** The applicant made a verbal request to the Land Use
37 Administrator to continue the hearing until October 06 so that they could have engineered
38 drawings available to support their application and for the Board to review.
39

40 **Applicant Presentation - not present**
41

42 **Board Discussion**

43 Chair Fenton stated if there were no objections he asked for a motion to continue until October
44 06, 2026.

45 Motion: to continue hearing until the October 06 meeting.

46 Motioned by: Bill Ford

47 Seconded by: Joan Skewes

48 Vote: Unanimous Approval (4-0)
49

Chair Fenton thanked the public for showing up. We will continue this hearing on October 06, 2026

Public Hearing Application

Owner: Chace Family Revocable Trust

Andrew Chace

189 Drinkwater Rd

Kensington, NH 03833

Map 12 Lot 45-A3

Chair Fenton read, the applicant is proposing an approximate 24x24 detached garage which will be located between the driveway and 187 Drinkwater boundary line. The angled placement of the building will require a variance of approximately 8' relief of the side property line 25' setback and is requested in accordance with Article III, Section 3.2.2.C of the Land Use Ordinance.

Applicant Presentation

Andrew Chace addressed the Board and described the reasoning for the location chosen for the proposed 2 car garage.

The garage was placed at the end of the driveway, between the house and side property line. This is the best location for access into the garage and out of view of street traffic passing past the driveway entrance.

The proposed garage is angled to match the house layout.

The location at the street entrance of the driveway was considered, but felt it did not keep with the surrounding homes and was not fair for the neighbor at 187 Drinkwater to have the garage in full view. With the house at the top end of the driveway it blocked neighbors view of the garage by the trees.

Public Comment

Richard Lloyd -187 Drinkwater Rd

Mr. xxx stated he had no problem with the proposed location of the garage.

Deliberations

Following public comment, the Board discussed several outstanding issues:

- The Board identified basic boundary issues. It is difficult to determine the correct distances without a boundary survey or drawing that depicts specific boundary line.
- Distances of the house to the boundary line required.
- Distances between the walkway and the house and walkway and proposed garage.
- Locating the proposed 24x24 garage to scale to verify what the exact variance is needed and for how much of the garage.
- Can the garage be a smaller size to fit within the setback.

Applicant response

- Mr Chace stated he would like to confirm the measurements and information to be presented
 - o Measurement from the house to the boundary line. Include 2 points from the house.
 - o The width of the walkway and the distance between the walkway and the house and the walkway and the proposed garage location.
 - o Measurement from the garage to the boundary line. Include 2 points from the garage.

- He will also include boundary and setback lines on the drawing.
- Mr Chase confirmed he will provide clearer drawing of the location and measurements as the Board has requested.

Chair Fenton summarized the response and the Board requirements. This would allow the Board to make a more informed decision, that accurately depicts what the applicant is looking to accomplish.

Motion: To continue the public hearing until October 06, 2026:

Made by: Bill Ford

Seconded by: Joan Skewes

Vote: Unanimous Approval (4-0)

Result: Public Hearing continued to October 06, 2026.

Meeting Minutes

- Minutes from previous meeting were provided to the administrator for updating and will be issued to the Board at the next meeting for their approval.
 - Meeting minute approvals will be considered at the next meeting.
-

Adjournment

Motion to Adjourn

Made by: Bill Ford

Seconded by: Joan Skewes

Vote: Unanimous Approval (4-0)

Result: Meeting adjourned until October 06, 2026 where this application will be continued. The meeting adjourned at approximately 8:15 PM.

Respectfully submitted,
Peter Gaffney
Land Use Administrator