

**KENSINGTON BOARD OF ADJUSTMENT
KENSINGTON, NEW HAMPSHIRE
MEETING AGENDA
OCTOBER 6, 2015
7:30 PM
At Kensington Elementary School Library**

In Attendance: Joan Skewes; Michael Schwotzer; Elliot Fixler

Public: Michael Fecteau; Business Owners:

Joan called the meeting to order at 7:33pm, and read the following to all present.

NEW BUSINESS:

1. Timothy and Deborah McCain, 45 Amesbury Road, Kensington, NH, Map 14, Lot 36-2, for a Special Exception for a Home Occupation concerning Article III, Section 3.3C of the Kensington Zoning Ordinance. The applicant proposes to be able to provide therapeutic massage services from their residential home in Kensington, NH.

Joan asked the applicants to approach the board. Michael Fecteau approached the board as the representative for the applicant and the prospective buyers. Mr. Fecteau explained the layout of the property and where everything would be located. He presented a site plan (D-26813), septic plan (CA1999015143) and the town tax map which has the house, and distances indicated on them, as well as pictures of the property. The home was constructed where it is shown on the plan presented.

Joan asked who would be doing the massage therapy, and it will be Katherine, the new owner of the property. Joan went through the criteria within the zoning ordinance Section 3.3C, and explained the section to the applicant. The applicant met all the criteria. Joan asked the other members if there were any other questions or concerns. The board went through the criteria and answered them accordingly.

- 1) Mike believes that it is an allowed use and is incidental to the use of the home as a private residence. Elliot agrees that it meets all the criteria.
- 2) Mike asked if the applicant would be using any chemicals. No hazardous materials. Katherine answered that there are only organic materials used. It is a manual service for health improvement. Elliot agrees as well.
- 3) There has been no negative effect to other properties, Mike explained that the private nature of the property helps with the visual aspect of clintal.
- 4) agreed upon by all members.
- 5) The use is 156 square feet of the home that is over 4,000 square feet.
- 6) Is incidental and secondary to the proposed use.
- 7) The property is set back so off street parking is available.

Joan had a question on signage. There have been issues with other applicants that have later put up lighted signs. The applicant is agreeable to no lighted sign.

Mike went though some conditions that might be included in the approval.

Mike made a motion to approve the application for Timothy McCain of 45 Amesbury Road with the following conditions:

1. Property being purchased by John and Katherine Valvanis
2. Site Plan review application to be filed with the Planning Board within 90 days, or application null and void.
3. Directive sign allowed- no other sign unless apply for sign permit
4. Hours and number of appointments limited to amount stated on application.

Elliot seconded, all in favor.

Motion to adjourn was made by Joan at 8:00pm, Elliot seconded; all in favor.

Respectfully Submitted,

Kathleen T Felch
Zoning Board Clerk

