

KENSINGTON ZONING BOARD OF ADJUSTMENT MEETING  
95 Amesbury Road, Kensington, NH 03833  
TUESDAY February 4, 2020 – 7:30pm  
Meeting Minutes – Approved 3/3/2020

In attendance: Mark Craig, Joan Skewes, Mike Schwotzer

At 7:31pm, Mike called the meeting to order.

Wendy Osgood asked if she could be moved to the first public hearing. Stephanie Artigliere agreed.

Mike opened the Public Hearing for 62 Osgood Rd and read aloud:

*Wendy Osgood, 62 Osgood Road, Kensington, NH, Map 12 Lot 45-B1, is applying for a variance for a shed 10 feet from property line. This is requested under Article 3, Section 3.2.2 C1 of the Land Use Ordinance.*

Mike informed Ms. Osgood that though there is a quorum, there is not a full Board present and that she could request that the Public Hearing be continued in hopes of having a full Board in attendance. Ms. Osgood wished to proceed without a full board. The Board was provided with photos and it was explained that the applicant is asking for a variance for a 12'x16' shed that would be 10 feet from her property line. She explained that her house was built 10 feet from the property line and she wishes to have the shed close to her house. She has already applied for a building permit. Ms. Osgood was asked why the setback requirement could not be maintained. She explained that she would like for the shed to be close to her house instead of in the middle of the backyard. The shed will have electricity and will be used for tools. Joan asked if there are wetlands on the property. The Board was presented with a soils map. The Board reviewed the map and determined the nearby wetlands are a non-issue to the requested variance.

Cindy Heal of 47 Osgood Rd asked the Board what regulations are referred to when the Board reviews a variance request and if the abutters concerns have an impact on the decision of the Board. She stated that with almost 2 acres of property, she has trouble understanding why the shed cannot be placed elsewhere that would not require a variance to the ordinance. Mike explained the criteria the Board uses including a checklist of questions that are reviewed by the Board prior to a decision. The Board all agreed that they do take into consideration the neighbor's comments and concerns.

Joan pointed out that the applicant had not provided answers to all of the questions on the application. The Board felt that the application is not complete without these questions answered by the applicant. **At 7:49pm, Joan made a motion to continue the Public Hearing for 62 Osgood Rd., to March 3, 2020. Mark seconded. All voted in favor.**

Mike opened the Public Hearing for 48 Stumpfield Rd and read aloud:

*Stephanie Artigliere, 48 Stumpfield Road, Kensington, NH, Map 7 Lot 19-1 request a variance for an Accessory Dwelling Unit that is not restricted to living area of 900 square feet. This request is from Article 3, Section 3.2.3 (A), (4), (f), of the Land Use Ordinance to permit renovation of the inside of an existing structure for use as a detached Accessory Dwelling Unit.*

Mike informed Ms. Artigliere that though there is a quorum, there is not a full Board present and that she could request that the Public Hearing be continued in hopes of having a full Board in attendance. Nathan Kennison-Martin, Ms. Artigliere's partner, addressed the Board with her permission stating that at some point there should be responsibility on the Town to ensure that there is a true 5-person Board regularly present as this is frustrating to applicants. The Board acknowledged Ms. Artigliere and Mr. Kennison-Martin's concerns and agreed that it is a frustrating issue. Ms. Artigliere explained that they are envisioning a space of approximately 1,500 square feet. It was suggested that the applicant provide a conceptual map of the proposed space. Ms. Artigliere stated that she would like to continue the hearing until March. The applicant's father, Jerry Artigliere asked if there are two buildings on the property, can the main residence be re-designated? The Board did not have a specific answer at this time.

**At 8:04pm, Joan made a motion to continue the Public Hearing for 48 Stumpfield Rd., to March 3, 2020. Mark seconded. All voted in favor.**

**At 8:05pm, Joan made a motion to continue the Public Hearing for 152 Drinkwater Rd., to March 3, 2020. Mark seconded. All voted in favor.**

**At 8:05pm, Joan made a motion to adjourn. Mark seconded. All voted in favor.**

Respectfully submitted,

Chelsea Lalime