

Zoning Board of Adjustment
Town of Kensington
95 Amesbury Road
Kensington, NH 03833

Meeting Minutes

In Attendance: Michael Schwotzer, Mark Craig, Bill Ford, Janet Bunnell, Joan Skewes

M. Schwotzer opened the meeting at 7:31pm.

B. Ford motioned to open the public hearing at 7:31pm, seconded by J. Bunnell, all in favor.

M. Schwotzer asked the applicant Ms. Lang to address the board with her reasons for the application.

Ms. Lang explained that she has a cold press and wishes to make juices in her basement for delivery. She is in the process of getting her state license.

M. Schwotzer stated that he had done the calculations on how much of the home will be used for the home occupation and he estimated roughly 12%.

J. Skewes commented that this use is incidental to the home and minimal impact. Ms. Lang stated that she is delivering and picking up her own produce, no large trucks will be delivering supplies. Rare that anyone would be picking up. There will be no alcohol, it will be green based juicing. This is sale for private use not commercial, she is renting a commercial kitchen for part of the state approval and will not be using the home until the state permitting is obtained.

M. Schwotzer asked if there was anyone in the public to speak. Richard Boswell spoke in support of the proposed use. Ms. Lang stated that she has presented all that she has.

M. Schwotzer stated that the board would now go through the worksheet.

1. The use is allowed by the ordinance
2. Would not because no hazardous material is being created, the waste is biodegradable. There is state control over the kitchen and no substantial traffic.
3. Would not because this is a home occupation with only 12% of the home being used, and no traffic.
4. Does not display any evidence, no sign requested.
5. Does not, it is roughly 12.2%
6. Most of the home is still for home use and use is incidental
7. N/A

M. Schwotzer explained that the applicant has a second step to this project. Ms. Lang stated that the building inspector has viewed the space and took pictures of the proposed area. The board has no further questions.

B. Ford made a motion to approve the application as presented, seconded by M. Craig, all in favor.

B. Ford made a motion to close the public hearing, M. Craig seconded, all in favor.

Minutes from December 7, 2021. M. Schwotzer made a motion to approve the meeting minutes of December 7, 2021, seconded by

3 in favor-0 against-2 abstaining.

The board must have positions. **B. Ford made a motion to approve the continuing terms for Michael Schwotzer as Chairman and Joan Skewes as Vice Chair for the coming year, seconded by J. Bunnell, all in favor.**

Expiration dates, Janet is up in 2023 and asked her if she would accept a renewal of the board.

Kathy will do the appointment for the board to be presented to the selectmen.

Kathy distributed the application that will be before the board at a joint meeting with the planning board in February on the 15th.

Next meeting February 15th at 6:30, joint with the Planning Board.

B. Ford made a motion to adjourn at 7:56pm, seconded by M. Craig, all in favor.

Respectfully submitted,

Kathleen T Felch