

**KENSINGTON BOARD OF ADJUSTMENT
KENSINGTON, NEW HAMPSHIRE
PUBLIC HEARING
November 1, 2016
KENSINGTON TOWN HALL
95 AMESBURY ROAD
AT 7:30PM
Meeting Minute- Draft**

In Attendance: Michael Schwotzer, Bob Noll, Janet Bunnell

Chairman Michael Schwotzer brought the meeting to order at 7:33pm.

1. WENDY OSGOOD, 62 Osgood Road, Kensington, NH, Map 12, Lot 45 B-1, 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 art classes from her residential home in Kensington, NH.

Wendy Osgood stated that she is planning to have classes 1 or 2 mornings a week and possibly on Saturday or Sunday mornings. She might have some counseling groups as well. Mike asked if it would be seven days a week, Ms. Osgood explained that currently she will be having one group a week and possibly more in the future. She stated that there could potentially be 8-10 cars in the driveway at a time. Mike looked at the plot plan provided by the applicant, the applicant stated that there could be six cars in the driveway at a time plus vehicle owned by applicant. Mike explained that within the evidence of use definition the cars would have to stay within the driveway area. Mike did the 25% of the structure it came to 3840 square feet, and ½ of the basement is within the 25% rule, so therefore the request works under the current ordinance. Janet asked what kind of therapy classes she would be having in the future. Ms. Osgood explained they would not be art therapy, but regular therapy sessions. Janet would like to make it two separate requests.

The board stated that in the future Ms. Osgood should return to the board if she would like to do the therapy classes.

Mike explained that the attendees have the right to ask questions about the application. No comments were made.

Mike explained that there still needs to be a site plan review with the planning board. He suggested that she update the plan to show where the cars would be parking. The applicant explained that it is a long driveway and there is room to accommodate more cars in the turn around. Mike reiterated that there can be no parking on the street.

She is expecting to have no more than five classes per week.

Jim Thompson, an abutter, asked if there would be a sign. There would be one 4 square foot sign.

Mike made a motion with the following 5 conditions

1. **Art classes approx. 5 times per week; Monday – Sunday**
2. **Max 10 cars on property- must park within driveway**
3. **Planning Board Site Plan Review is required**
4. **Addition of Therapy Groups would require a new application**
5. **4 square foot unlit sign is allowed**

Bob seconded, all in favor.

Mike explained the site plan process to the applicant, and that they would not be coming to view the home, and that any expansion to the existing application she would need to return to the board.

Mike read the following to all present.

2. SHERWOOD FOREST REALTY, INC., 75 Powell Street, Brookline, MA, 02446, owner of Map 16 Lot 4-4 in Kensington and located off of Powder Mill Road in Exeter, NH, requests a variance from the frontage requirement of 200 feet of frontage on a public street or road in Article III, Section 3.2.2; B2 of the Kensington Zoning Ordinance for the purpose of constructing a single-family dwelling as defined in Article II: Definitions.

Bill Scott, legal representation for the applicant approached the board and asked that the hearing be continued due to the fact of only three members sitting on the board tonight and he would need all three to approve the application for it to go forward. He did not feel it would be in the best interest of his client to hold the hearing with only a three member board. The board understood his concerns.

Mike made a motion to continue this hearing to Tuesday, December 6, 2016. Janet seconded, all in favor.

The board postponed the approval of the meeting minutes until the next meeting in December.

Mike motion to adjourned the meeting at 7:57pm, Bob seconded all in favor.

Respectfully Submitted,

Kathleen T Felch
Zoning Board Clerk