

**KENSINGTON BOARD OF ADJUSTMENT
KENSINGTON, NEW HAMPSHIRE
PUBLIC HEARING
March 6, 2018
KENSINGTON TOWN HALL
95 AMESBURY ROAD
AT 7:30PM
Meeting Minutes - Approved - 04/03/2018**

In Attendance: Janet Bunnell, Joan Skewes, Mark Craig, John Andreasse

Others in Attendance: Karen Parker Feld and Peter Feld, Donna Carter, Adelle Fee, and Dotty Milbury

Called the meeting to order at Joan called the meeting to order at 7:31pm.

Joan asked if Ms. Parker Feld wanted to present. She explained that she purchased the home from Johanna Rice and she is looking to see how to use the property and preserving the land. This is not for a big income property, they are just looking to add an interior wall to create the two separate apartments.

She and Peter had attended the Charrette in September and there were suggestions for affordable housing and she got thinking that creating apartments for older individuals would be a great idea. There is a lot of acreage and they are not looking to change the exterior of the home.

Janet asked how many bedrooms would be in the apartments. The single house was built in 1958, and then there was an extension built on in the 1970's. The original house has a very large kitchen and basement and two bedrooms. The natural subdivision of the home would create one large apartment and a smaller one. They were not sure of the exact square footage of each unit. John Andreasse explained that he has an issue with not having any plans in front of him, and asked if there was a timeline on this project. Mr. Feld explained the lay out to the board. Ms. Feld is looking to put the larger side on the market right away and shut the smaller section off until it is finished. It could go as a whole apartment with a space for a home health aide as well. Mr. Andreasse is uncomfortable with not seeing any plans in front of him. Ms. Feld would like to have a more flexible structure but is open to renting it as one. The actual physical change is to put in one small wall to divide the two areas. They will provide the information to the board. This does not have to be a full plan, just measurements and explaining the subdivision of the areas. There are two septic systems on the property currently. Janet asked if there were two kitchens? No there is not right now, they were waiting on the approval before starting any renovations. Ms. Feld approached the board to show them where the divisions would be on the tax card. They explained that they could draw out the exact changes for the board.

Mark asked if there were any abutters in attendance.

Dotty Milbury stated that she was an abutter and has no opposition to this at all.

Donna Carter was wondering what this would be. Joan stated that it would be considered a multi-family apartment house according to the regulations. Ms. Feld indicated that they can come back to the board with the correct amount of frontage and acreage. They were wondering

how to measure the accuracy of the septic. Joan stated that there is a septic plan on file for a 4-bedroom septic plan. She indicated that they would need to know what the volume of flow would be for 2 apartments, it might not be the same as a 4-bedroom house. The applicant stated that there would be one shared laundry for the two apartments.

John stated that after looking through the requirements, he would need to know more details.

Adelle Fee said she would like to add her support to this application, because there is no place to rent around here and she believes that this is a good idea.

Mr. Parker Feld explained that they are going to be living right next door, and there would be no neglect to the property.

Joan stated in going through the requirements that they meet the acreage size as well as the frontage at 372 feet.

They would need 900 square feet for parking spaces, so the board would need to see pictures of the property and what their plans are for the parking.

John made a motion to continue the application to April 3, 2018, Janet seconded it, all in favor. This public hearing and application will continue until April 3, 2018.

The board clarified what they are looking for:

- looking for the survey of the parking for the apartments.
- where there will be interior walls added, new floor plan of the home with measurements
- verify what the septic size would need to be for apartments. (gallons per day)
- pictures of the property for the board to review.

They would like to have the applicant bring in what is going to be shown to the planning board. Donna stated that if that was the case do they just need the septic plan and not have to install the septic until it fails?

Joan stated that the ordinance states that they need to meet all local and state requirements.

Minutes approved:

- 9/05/17- John made a motion to approve the minutes as written, Janet seconded, all in favor.
- 12/05/17; John made a motion to approve the minutes as written, Janet seconded, all in favor.
- 1/18/2018; Janet made a motion to approve the minutes as written, Mark seconded, all in favor.

Next Meeting: April 3, 2018- continuance of the Parker Feld Application

Motion to adjourn made by John, seconded by Mark, all in favor.

Respectfully Submitted,

Kathleen T Felch