

**KENSINGTON BOARD OF ADJUSTMENT
KENSINGTON, NEW HAMPSHIRE
PUBLIC HEARING
April 3, 2018
Meeting Minutes - Approved - 05/01/2018
KENSINGTON TOWN HALL
95 AMESBURY ROAD
AT 7:30PM**

In Attendance: Joan Skewes, Janet Bunnell, John Andreasse

Others in Attendance: Karen Parker Feld, Peter Feld

Joan called the meeting to order at 7:31pm and explained that this the continuance of the public hearing held last month.

She read the following to those present.

The Kensington Zoning Board of Adjustment will hold a Public Hearing, March 6, 2018, at 7:30pm in the Kensington Town Hall to hear the application for:

Karen Parker Feld Family Trust of 09, 178 Drinkwater Road, Kensington, NH 03833, owner of Map 12 Lot 46, in Kensington and located at 180 Drinkwater Road, Kensington, NH, requests a Special Exception for Two Family Home allowed within Article III, Section 3.3 D of the Kensington Zoning Ordinance for the purpose of subdividing the home to create two individual private apartments.

Ms. Parker Feld handed the board a packet of information and explained that she had prepared most of this to go with the planning board site plan review, but after consulting with the towns Rockingham Planning Commission Representative it was determined that the town regulations state that if there are less than 2 units in a multi-family a site plan review is not needed. Joan explained that they don't need the review of the planning board and insured the applicant that they would have had to bring the same information to them.

Ms. Parker Feld went by the detailed handout and explained how she complied with each requirement needed for the multi family. This included the number of acres and the frontage of 365 feet, where 350 is needed. Parking is adequate and pictures where shown to verify. The whole unit will be limited to the ground level. She researched the DES septic requirements and the only criteria is the number of bedrooms and for the two 2-bedroom apartments it is 150 per bedroom, which for this project is 600 gpm, which the current septic system is designed for. There was a copy of the approval of the septic supplied. New breakers and smoke alarms are being installed. The sketch was hand drawn and detailed the interior space to provide the board with the actual living space. The hallway will contain a wall, and the current door will be moved to create two separate units. The smaller apartment will be about 800 sq feet and the larger one will be approximately 1900 sq feet, which meet the size requirements.

The board was very pleased with the presentation and information provided.

Janet asked about the parcel total value went down, the board discussed the assessments in town. Ms. Parker Feld explained that the house is structurally good, but will need some improvements, such as insulation.

The board had no further questions.

Janet made a motion to allow the special exception for a 2 Family Home, John seconded, all in favor.

Ms. Parker Feld thanked the board.

OLD BUSINESS:

Minutes to be approved: March 6, 2018

The board reviewed the minutes. **John motion to approve the March 6, 2018 minutes as presented, Janet seconded, all in favor.**

John made a motion to adjourn the meeting at 7:20pm, Janet seconded, all in favor.

Respectfully submitted,

Kathleen T Felch
Zoning Board Clerk