

**KENSINGTON BOARD OF ADJUSTMENT
KENSINGTON, NEW HAMPSHIRE
PUBLIC HEARING
MAY 1, 2018
KENSINGTON TOWN HALL
95 AMESBURY ROAD
AT 7:30PM
Meeting Minutes - Approved 09/04/2018**

In Attendance:

John Andreasse, Mark Craig, Bill Ford, Joan Skewes

Others in attendance: Briana Grieco, Applicant

John, acting chairman, opened the meeting at 7:31pm, Mark seconded, all in favor.

Agenda:

The Kensington Board of Adjustment will hold a Public Hearing on Tuesday, May 1, 2018 at 7:30 p.m. at the Kensington Town Hall to act on the following request from:

- Briana Grieco, 56 Osgood Road, Kensington, NH, M12, L45B3, for a change in use of an approved Home Occupation, in accordance with Article III, Section 3.3C of the Kensington Zoning Ordinance. The applicants propose to change the approved use from a pottery studio to be able to operate a yoga business from their residence.

Briana explained what she will be doing for classes at the yoga studio.

John asked if this was for more than one person in the room, and there will be some classes that will have more than one attendant. He then focused on how much of the home that this will take place in. In the packet delivered to the board it shows the space that will house the yoga studio. She explained that the previous owner used the same space for the pottery studio. The yoga studio will be around 1200 square feet. There is 1800 allowed for this use according to the regulations.

Mr. Ford asked if the area is ADA accessible. He just wanted her to be aware of any accessibility issues.

Joan asked what the frontage of the lot is. The applicant has just purchased the subdivided lot that abuts her property that makes the frontage of the lots 559 feet.

Joan asked how many people would be attending a class. There can be anywhere between one and twelve children and/or adults.

John is concerned with the number of cars that would be at the property and the parking. He is looking to limit the number of class participants. John explained that the home occupation and it is supposed to be incidental to the property.

Joan asked what the hours would be. Anywhere from 10am-7pm start times, the classes vary daily. The board does not have any concerns with the hours of operation but are looking to maybe make them part of the approval.

There was an abutter that submitted a letter to the board, which they read individually. This letter will be part of the permanent record for this application. John asked if Ms. Grieco had read this letter, and she had the opportunity to read it at the beginning of the meeting. Joan asked if there would be many out of town residents attending the classes. Ms. Grieco is currently working from Boxford and does goat yoga there and she did not believe that those clients would be attending her sessions here. John might want to corral the hours a bit to set some parameters on the hours of operation.

Mr. Ford stated that he does not have a problem with there being any increase in cars on Osgood Road. There is a business operating across the street, why should that one be allowed and not the other.

John stated that one is a business that is bringing people in, and the other is not bringing in customers but creating a product, so there is some difference in regards to the traffic. The board reviewed the plan from William Buxton D-40174 to review the recent purchase of abutting land by the applicant.

The board closed the public portion of the meeting at this time.

Joan stated that they should somewhat limit the hours of operation. John continued that they have already been zoned as a home occupation once, but it is a change in use, so they need to do the approval process again. The applicant was asked when the last class usually ends, and that would be around 8:30pm. The board discussed the conditions that could be placed on the approval. No advertised activity beyond 8:30pm, so no classes beyond that time, but that does not apply to extra time for patrons to exit the building.

The applicant stated that she would do more classes throughout the week, and will not be every single day with classes all day long. The board is looking to frame out the business. She was asked what the maximum number of classes that there would be in one day, she is looking to have 2 classes a day, and five days a week. The board discussed that a week would be defined as Sunday to Saturday. The board clarified the limit of vehicles.

The board went through the worksheet.

Joan made a motion to approve the application for change of use to allow a yoga studio for a home occupation:

- No more than 10 cars per day
- Classes end at 8:30pm
- No more than 2 classes per day
- Operation limited to five days per week

Bill Ford seconded the motion, all in favor.

OLD BUSINESS:

Minutes to be approved: 4-3-18

John made a motion to approve the minutes for April 3, 2018 as written, Joan seconded, all in favor.

John made a motion to adjourn the meeting at 8:23pm, Mark seconded, all in favor.

Respectfully submitted,

Kathleen T Felch