

**KENSINGTON BOARD OF ADJUSTMENT  
KENSINGTON, NEW HAMPSHIRE  
PUBLIC HEARING  
TUESDAY  
December 4, 2018  
KENSINGTON TOWN HALL  
95 AMESBURY ROAD  
AT 7:30PM  
Meeting Minutes - Approved - 02/19/2019**

In Attendance: Bill Ford, Mark Craig, Joan Skewes

Bill opened the meeting at 7:33pm.

**Continued Public Hearing:**

Bill explained that the board was here tonight to hear an application for a home occupation and explained that this hearing is being continued from November due to no quorum.

Bill asked Ms. Osgood to explain her application to the board and she handed the board a packet of information and went through it with them.

Ms. Osgood is proposing the art classes to be no more than three times per week and the counseling no more than three times per week totaling 21 cars per week. She will be having the cars come through Wild Pasture Road and not traveling Osgood Road.

Bill asked her how she would be managing the cars, in relation to parking, and there were photos shown to explain the areas where there would be parking. He asked how she would be restricting the cars coming to the classes, and she explained that these classes are not public but private classes limiting the number of cars.

Ms. Osgood asked what the town considers an abutter. An abutter is a landowner that is at least 200 feet from all sides. Bill explained that people that are not direct abutters have a say at public hearings for proposals.

The board went over the information given to them in the packet that will be included with the original application. They reviewed the square footage of the home to see what the total area of the home is. Ms. Osgood is proposing to use 700 square feet of the basement for the home occupation.

Bill opened the floor up to Skip Heal from 47 Osgood Road. He is confused and she is back here to start from scratch, it was stated that she had a previous approval. There was an approval for Art Classes in 2016 on 11/1/2016, but Ms. Osgood did not finish the process with the planning board within the 2-year period, and there is a change in use with adding the therapy sessions. Mr. Heal questioned the cars and the driveway and how accurate the sketch was. Mr. Heal had some real concerns about parking. Mr. Craig stated that the board needs to determine if the cars will fit in the area. He is questioning the board and asked them to determine the width of the driveway and the measurements of the building, to determine the square footage.

Joan read the definition for a parking space from the zoning regulation:

***Parking Space – an area having a width of not less than nine (9) feet and a length of not less than twenty (20) feet for a passenger vehicle and not less than fifteen (15) feet wide and forty (40) feet in length for each truck, tractor trailer combinations or bus exclusive of traffic.***

Mr. Heal also questioned what the square footage is based on. Kathy read the following from the regulations: *Extent of use: does not utilize more than twenty-five (25) percent of the gross floor (including basement) area of the dwelling unit.*

Ms. Osgood explained that her driveway is a typical driveway width of 14 feet by her measurements.

Mr. Heal commented that he doesn't want a whole bunch of cars in the driveway and this is not the place for a business in a residential area. Bill's suggestion to the applicant would be to provide the dimensions of the driveway. Joan stated that if the information is provided to the board, they would accept hand drawn to scale. Mark explained that you might want to include the crushed stone area that you are looking to add to the driveway.

**Bill moved to continue the application to the next meeting to be held on January 8, 2019, Mark seconded, all in favor.**

#### **NEW BUSINESS:**

Letter from the Planning Board- the board reviewed the letter sent to them from the planning board explaining their concerns with the home occupation process. Kathy was at the last meeting and relayed to the members that John was the only member that attended so it was a non-meeting and notes were taken. And that the planning board thought it was a good idea to have a member that goes to both the planning and zoning board meetings to keep the applicant's information flowing between the two board meetings. They also wanted to were suggesting that the home occupations be done solely with the planning board under a conditional use permit. There would be no moves made towards that without a meeting of both boards to talk it out. The zoning board would like to meet with them and go through what the planning board is thinking long term.

#### **OLD BUSINESS:**

Minutes to be approved: October 2, 2018

These minutes will be held until there is a quorum of board members that were in attendance at the meeting to be able to approve.

**Next Meeting: January 8, 2019 at 7:30pm-continuation of Osgood application.**

Bill motioned to adjourn at 8:30pm, Mark seconded, all in favor.

Respectfully submitted,  
Kathleen T Felch