

**KENSINGTON BOARD OF ADJUSTMENT
KENSINGTON, NEW HAMPSHIRE
PUBLIC HEARING
TUESDAY
February 19, 2019
KENSINGTON TOWN HALL
95 AMESBURY ROAD
AT 6:00pm
Meeting Minutes- Draft**

In Attendance: John Andreasse, Mark Craig, Joan Skewes

Others in attendance: Wendy Osgood, applicant

Joan Skewes chaired the meeting and opened the meeting at 6:11pm.

Continued Public Hearing for Home Occupation 62 Osgood Road:

Joan explained that this application is a continuance from December 4, 2018, and the applicant is looking for approval to have a home occupation to operate art classes and occasional therapy classes from her home.

At the end of the last meeting the board had asked the applicant to provide a plan to show the parking. Which included dimensions to the driveway.

Kathy explained to the board that there was a request from a resident that wanted to call into the meeting. The board had received a letter from the individuals requesting the call in, after discussion the board decided to not allow residents/abutters to call into a meeting.

John made a motion to not allow call ins, Joan seconded it, all in favor. All board members agreed. The abutter was texted the boards decision and stated that they were okay with not being able to call in but wanted to make sure that the board read through their letter that was addressed to the board. They asked to know how they voted and to have the minutes as soon as they are available.

Ms. Osgood showed the board a video of the driveway and the dimension of her driveway. The board reviewed the sketch provided for the dimensions of the driveway and asked what the definition of a parking space is. In our town zoning it is defined as:

***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.*

The board read through the letter individually and asked questions in relation to the letter, including backing out onto the road, number of cars, and parking.

The dimensions of the gravel section off the side of the driveway is 10 feet wide by 30 feet long, with a turn around being 20 feet wide. There was an individual that was concerned that there would be cars backing out onto Osgood Road, the board determined to have them turn around and face out of the driveway before parking so that they would be pulling out onto the road.

Joan calculated the square feet of the home to be 3584 square feet and the proposed use is for 700 square feet which is less than the 25% required for the home occupation. The board discussed specifics of the classes and that these activities will be housed in the walk out basement.

John stated that the planning board wanted the zoning board to be careful when approving parking and restrictions should be put on the application. He questioned the intensity of the business, and explained that the home occupation should be incidental to the home, which he believes that this use is. The board recalled that there was a recent home occupation approval for enrichment programs that limited 10 cars to the driveway at one time.

John is more interested in what the daily activity will be per session. Mark commented that the turnaround could house cars if it was widened. Ms. Osgood stated that if the number of cars is a problem, she was willing to reduce the daily amount. The board is better with having 4 cars per session than the amount previously requested.

Counseling sessions would be Monday through Friday and Art Monday through Saturday.

- No more than 4 visiting cars
- No backing out onto Osgood Road, with cars parked facing out
- No sign
- If there is any change to this original application the applicant needs to return to the board.

Joan read through the checklist and the board answered the questions and it will be placed in the applicants file.

Joan made a motion to approve the application with conditions/restrictions, John seconded, all in favor.

1. No Sign
2. No more than 4 visiting cars parked facing out of the driveway.
3. Three Art Session per week 9-5 Monday through Saturday and three Therapy Session per week Monday through Friday 9-5pm. (for clarification-within the window of 9am-5pm.)
4. No backing out onto Osgood Road.

Minutes to be approved: October 2, 2018 & December 4, 2018

John made a motion to approve the minutes for December 4, 2018 as written, Joan seconded. All in favor.

John made a motion to approve the October 2, 2018 minutes as written, Joan seconded, all in favor.

John made a motion to adjourn 6:54pm, Joan seconded, all in favor.

Respectfully submitted,

Kathleen T Felch
Zoning Board Clerk