

**Town of Kensington
Zoning Board of Adjustment
At Kensington Town Hall 95 Amesbury Road, Kensington, NH
Tuesday, December 7, 2021
7:30pm
Meeting Minutes - DRAFT**

In attendance: Mike Schwotzer, Chair; Joan Skewes, Member; Mark Craig, Member;

Benjamin Cole and Pamela Welsh were present as members of the public.

At 7:35pm M. Schwotzer called the meeting to order.

M. Schwotzer read the public hearing for Jeffrey Brown of 88 Amesbury Road, Kensington, NH, Map 11, Lot 20, for a special exception for a home occupation in accordance with Article III, Section 3.3C of the Kensington Zoning Ordinance.

M. Schwotzer noted that there were 3 sitting members and thus had a quorum and asked if Mr. Brown would accept the board as it was sitting. Mr. Brown accepted. M. Schwotzer asked Mr. Brown to describe his application.

Mr. Brown described his application for home occupation which was to offer service to property owners as a handyman business named "Some Assembly Required". His service would offer installations, assemblies, and home maintenance and repairs. He explained that the nature of his work would mostly be on site at the homeowner's or business' location. He noted that his home office would be used for billing and possible meetings with clients as well as to have an office address. He stated that he received a trade name from the State of New Hampshire. He explained that most materials would be shipped to client's home but some materials will be stored in the woodshed. Mr. Brown asked about the use of a vehicle for the business and parking it on his property. He also noted he has no intention of hiring additional employees. Mr. Brown discussed vehicle options that he had considered.

Mr. Brown stated he would not like a sign at his property as he doesn't feel that his is a walk-in business. He would like to have the business name and contact information on the side of the vehicle.

The floor plan in regard to which room would be used as an office was discussed. The square footage of the office versus the house was discussed and found to be less than 25% of the total area of the house.

M. Schwotzer read the Kensington Zoning Ordinance for Home Occupation.

M. Schwotzer noted a letter from Randall and Diane Wood and read into the record the following:

*November 21, 2021
Randall and Diane Wood
77 Amesbury Road
Kensington, NH*

*Dear Members of the Kensington Zoning Board of Adjustment
RE: Jeffrey Brown, 88 Amesbury Road, Special Exception for a home occupation.*

Our homestead is located at 77 Amesbury Road which is directly across the street from the proposed home occupation location with no visual barriers between either property. We do not necessarily oppose the exception request but we do have serious concerns for the continued enjoyment of our homestead.

Respectfully requesting that a few restrictions / modifications be put in place should the board approve this request.

- 1. Visual Exterior - No equipment, job articles or other materials be visible/stored under the front overhang AND on sides of the building. (All of these angles are visible from our homestead). Permitted storage/holding locations would be within the building or in back of the building.*
- 2. Lighting - Amendment to Section 3.3, Article B-4-d - no continuous (dusk to dawn) exterior lighting electrical or solar on signage or building. (the welcomed dark space of our homestead should not change. Lighting should not create a negative impact on abutting properties)*
- 3. Signage - Amendment to Section 3.3, Article B-4 c & e. This article states that a sign can be no larger than 12 square feet and an overall height of 15 feet above ground level. These parameters are excessive for a Residential area and should not be permitted. Section 3.3, Article C-b states a four foot square sign be permitted.*

We respectfully request the following amendments:

a. Signage:

i. any/all signage be no larger than 2 square feet;

ii. no illumination of any kind;

iii. not to exceed 3 feet above ground level;

iv. no more than 1 sign per the 1 or 2 erection posts; and

v. Adoption of Wolfboro, NH Article VI General Provisions 174-44 Signs; F. Condition of Sign: Sign be constructed in a durable material and shall be maintained in good condition and repair. When by reason of neglect a sign becomes hazardous or unsightly, the sign shall constitute a public nuisance and be removed or replaced with identical specifications as stated above.,

b. Exterior storage: No equipment, job articles or other materials be visible/stored under the front overhang AND on sides of the building.

Thank you for the opportunity to voice our concern and propose amendments to the approval if it is given by the ZBA. If the amendments are not adopted by the ZBA then we would like to voice our opposition to this home occupation special exception.

Sincerely

Randall and Diane Wood

Mr. Brown explained that he had installed a light for his shop that has a motion sensor for personal use. The use of the vehicle signage was discussed. Mr. Brown addressed the materials that are outside of the woodshop and stated there will never be any commercial materials outside and the materials that are there currently are personal items.

Pamela Welsh asked what kind of business Mr. Brown planned on running. Ms. Welsh noted that other businesses also have signage on their vehicles.

Benjamin Cole spoke in favor of Mr. Brown's application and it felt it was a good addition to the town.

M. Schwotzer read through the Special Exception Home Occupation Checklist.

At 8:21pm M. Craig made a motion to grant the special exception of Mr. Brown for a home occupation with the condition that approximately 2 square feet of sign per side of the vehicle will be in lieu of the 4 square feet of sign being on the premises. J. Skewes seconded. All voted in favor.

8:25pm M. Schwotzer made a motion to approve the minutes of July 6th, 2021. J. Skewes seconded. M. Craig abstained. M. Schwotzer and J. Skewes voted in favor.

At 8:26pm J. Skewes made a motion to adjourn. M. Craig seconded. All voted in favor.

Respectfully submitted,

Andy Clarke