

Town of East Kingston, New Hampshire  
Zoning Board of Adjustment Meeting Minutes

July 27, 2017  
7:00 pm

**AGENDA**

**Case #17-03.** Brian and Helen Cressy, 2 George St., EK, NH (MBL 04-02-10). The applicant is seeking a special exception under Article VIII - USES PERMITTED Paragraph F. for an accessory dwelling unit.

**Members Attending:** Chairman John Daly, Dave Ciardelli, Frank Collamore and Tim Allen.  
**Also present:** Applicants Brian and Helen Cressy, and their contractor John Delandy

Mr. Daly opened the meeting of the East Kingston Zoning Board of Adjustment (ZBA) at 41 Depot Road (Pound School) on July 27, 2017 at 7:02 pm and appointed Mr. Collamore as a voting member.

***Public Hearing 17-03***

Brian and Helen Cressy, 2 George St., EK, NH (MBL 04-02-10). The applicants are seeking a special exception under Article VIII - USES PERMITTED Paragraph F. for an accessory dwelling unit.

Mr. Daly opened this public hearing and acknowledged that Mr. and Mrs. Cressy and their contractor John Delandy were in attendance.

Chairman Daly invited the Cressys to review their application for the Board and explain how they met the special exception conditions. Mr. Delandy spoke to the building side of the information and the Cressys spoke to application information.

Mrs. Cressy explained that her parents were presently living in an apartment with 65 steps and since they were getting older, they wanted them to live with them in an accessory apartment attached to their existing home which would be all on one floor.

Mr. Cressy has supplied the required documents consisting of a new septic system design, where parking will be located, and drawn sketches of the accessory apartment configuration with measurements. He also submitted a certificate death of his former father-in-law as his name was also indicated on the property card.

Mr. Daly reviewed the Special Exception Worksheet with the Board.

1. **Zoning District** - The property must be located in a Zoning district that allows single-family dwellings.

The property card indicates it is located in the 1 family residential zone, and the ordinance states accessory apartments may be approved on any legally existing parcel ... where single family dwellings are permitted.

***This condition is satisfied.***

2. **Ownership** - The ordinance states the owner of the property must reside in one of the units.

The Cressys are the owners of the house and they plan to continue living there.

***This condition is satisfied.***

3. **Living Area Configuration** *The ordinance states an accessory apartment cannot be larger than 900 sf. or have more than 2 bedrooms.*

Mr. Delandy noted the apartment will have one bedroom, one bath, a kitchen, dining area and a living area configured within the allowable 900 sf. (817 sf to be exact).

*This condition is satisfied.*

4. **Construction** *The ordinance states an accessory dwelling unit must be attached to the primary dwelling unit and cannot have an entry way on the front side of the house. There also must be an interior passage through the main house for safe egress.*

Mr. Delandy has shown the apartment meets these conditions; the apartment will be attached to the house with an entry way into the main house and the entrance shown is on the side of the house.

*This condition is satisfied.*

5. **Parking** *The ordinance states there will be a minimum of 2 off street parking spaces each for the main house and accessory apartment.*

Mr. Cressy has indicated on the sketch a one-car carport with parking behind it for 1 vehicle (for a total of 2 vehicles) on his sketch for the accessory apartment. There are also two parking spaces in front of the main house.

*This condition is satisfied.*

6. **Septic Facilities and Water** *An accessory dwelling unit shall comply with all applicable water and sanitary requirements.*

The Cressys have supplied a state approved replacement septic system plan from the state as per Article VII F. g. of the zoning ordinance.

Mr. Daly asked if the Board members had any further questions for Mr. Cressy; there were none.

Chairman Daly noted there were no abutters present.

Chairman Daly asked for a motion.

**MOTION:** Mr. Ciardelli **MOVED** that the board grant the special exception under Article VIII – USES PERMITTED Paragraph F. for an accessory dwelling unit for Brian and Helen Cressy, 2 George St., EK, NH (MBL 04-02-10) based on satisfying the conditions for granting the special exception outlined in the ordinance. Seconded by Mr. Allen; the vote was four “ayes” and the motion carried.

Mr. Daly closed the public hearing. The Cressys and Mr. Delandy thanked members of the Board.

The meeting was adjourned at 7:25 PM.

Respectfully submitted,

*Barbara White*

Barbara White  
Recording Secretary

John Daly  
Chairman