



ZONING BOARD OF ADJUSTMENT  
EAST KINGSTON, NEW HAMPSHIRE

## NOTICE OF DECISION

The East Kingston Zoning Board of Adjustment held a duly noticed public hearing on August 24, 2023 at 41 Depot Road, East Kingston to act on the application for a special exception for an accessory dwelling unit as permitted under East Kingston Zoning Ordinance Article VIII – Uses Permitted, paragraph F and rendered the following decision for:

Case# 2023-04

**JENNIFER SMITH**

**PROPERTY LOCATION: 91 POWWOW RIVER ROAD**

MBL# 03-01-02

Based on the information presented, the Board determined the special exception requirements (subparagraphs a-g, including NH Department of Environmental Services approval of the septic design plan), along with applicable zoning requirements were met with respect to the said applicant's request. Therefore, and by unanimous vote of the five voting members present, the board **GRANTED APPROVAL** of the **SPECIAL EXCEPTION** from Article VIII - Uses Permitted Paragraph F. for an accessory dwelling unit with the following requirements:

- (As prescribed by subparagraph g):  
The septic system as presented and as approved by the NH Department of Environmental Services (eCA2023062003) be constructed.
- (As prescribed by subparagraph h):  
Certificate of Occupancy. When renovation or construction is complete, and the accessory dwelling unit is ready for occupation, the owner shall request a Certificate of Occupancy from the Building Inspector.

Timothy Allen, Chair  
East Kingston Zoning Board of Adjustment

Date of Notice: August 27, 2023

*Special exceptions authorized under RSA 674:33 shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such special exception shall expire within 6 months after the resolution of a planning application filed in reliance upon the special exception.*

NOTE: The selectmen, any party to the action, or any person directly affected has a right to appeal this decision. See RSA 677. This notice has been placed on file for public inspection in the records of the Zoning Board of Adjustment. Copies of this notice have been distributed to the applicant, members of the Planning Board, the Board of Selectmen, the Building Inspector, the Town Clerk, the Property Tax Assessor (Town Administrator) and will be recorded at the Rockingham Registry of Deeds.