

KENSINGTON, NEW HAMPSHIRE
KENSINGTON BOARD OF ADJUSTMENT

MEETING MINUTES

October 3, 2023

7:30PM

The Chair called the meeting to order at 7:30pm.

In Attendance: Michael Schwotzer (chair), Joan Skewes, Aaron Fenton (alternate member), and Owen Corcoran (Land Use Administrative Assistant)

MOTION: J. Skewes motioned to allow Aaron Fenton to act as a full member. M. Shwotzer seconded. All in favor, none opposed, no abstentions.

M. Shwotzer read the applicant's request:

**7:30 PM: Zoning Board of Adjustment Public Hearing:
Kurt Nelson
Owner: PSNH d/b/a Eversource Energy
13 Legends Drive, Hooksett, NH 03106
Map 2 Lots 6, 16-2, 16-3, and 12**

The applicant is requesting that the ZBA grant a Special Exception for proposed utility maintenance on the existing 115kV 363 Transmission Line in Kensington, New Hampshire. This project qualifies for a Special Exception approval as a power line maintenance project within an existing utility right-of-way (ROW) within Kensington's Wetland and Hydric Soils Conservation District in accordance with Article VI, Section 6.1.7 of the Kensington zoning ordinance. This Special Exception is required for the proposed work to allow impacts within the Hydric B soil setbacks protected under the Wetland and Hydric Soils Conservation District.

- M. Shwotzer read Article VI, Section 6.1.7B, explaining that the Kensington Conservation Commission (CC) is required to review the applicant request along with the ZBA. J. Skewes is a member of the Conservation Commission and stated that they have not discussed the request at length. O. Corcoran stated that he'd been in communication with the CC chair, and that they would be discussing the request at their October meeting.
- M. Schwotzer invited the applicant to provide additional details on the project. Sherry Jeffrey of Eversource Energy explained that it is a maintenance project off Highland Rd. One structure needs to be replaced due to deteriorating conditions and damage to pole and needs to be replaced to maintain reliability. They will be putting down temporary timber matting to displace the weight of equipment, such as cranes and bucket trucks. The Structure has three poles and requires approximately five different vehicles.
- S. Jefferey explained that they will be getting a wetlands permit through the state, and that they are waiting for a preapplication meeting with NH DES.

- J. Skewes asked how much of the area will be disturbed by the dredge and fill. S. Jeffery stated that 7,164 square feet will be impacted for access, and that they would restore the area within the buffer.
- J. Skewes asked how Eversource planned to keep invasive vegetation such as phragmites from spreading. S. Jefferey explained that phragmites will not spread outside the wetland, as the prominent vegetation in the proposed work area is phragmites. They will thoroughly clean the vehicle mats upon completion to prevent the spread of invasive vegetation.
- M. Shwotzer asked the applicant about revegetation of the site.
- S. Jefferey stated that they are obligated under wetlands regulations to monitor up to 75% revegetation with the native wetlands species. She explained that the company will monitor revegetation on a weekly basis and issue weekly monitoring reports during the 2024 growing season.
- A. Fenton asked if the project timeline would be impacted if the hearing was continued to allow the CC to review the application and provide comments. S. Jefferey stated that the timeline would not be impacted.
- J. Skewes asked that in order to streamline the process, would an Eversource representative be willing to attend the next CC meeting. S. Jeffery stated that someone would be able to attend the CC meeting.
- John Collier of 204 South Rd asked if based on the new height of the structure, would any further timber removal be required. M. Shwotzer explained that no further timber removal will be required.

MOTION: J. Skewes motioned to continue until the November 7th meeting to allow the Conservation Commission to provide comments. A. Fenton seconded. All in favor, none opposed, no abstentions.

Meeting Minutes to be approved: 06/06/2023

MOTION: J. Skewes motioned to approve the June 6, 2023 minutes as presented. A. Fenton seconded. All in favor, none opposed, no abstentions.

- **M. Shwotzer announced that the continued public hearing would take place on November 7, 2023 at 7:30pm at the Kensington Town Hall, 95 Amesbury Rd, Kensington, NH.**

Next Meeting: November 7, 2023

Adjournment

A. Fenton motioned to adjourn the meeting. J. Skewes seconded. All in favor, none opposed, no abstentions. The meeting adjourned at 8:06pm.

Note: The order of the Agenda is subject to change without further notice