

**KENSINGTON, NEW HAMPSHIRE**  
**KENSINGTON BOARD OF ADJUSTMENT**  
**MEETING MINUTES - DRAFT**  
**April 2, 2024**  
**KENSINGTON TOWN HALL**  
**7:30PM**

The Chairperson called the meeting to order at 7:31pm.

In attendance: Michael Schwotzer (Chairperson), Joan Skewes (Vice Chairperson), Mark Craig (Member), Janet Bunnell (Member), Aaron Fenton (Alternate Member), Therese Wallaga (Alternate Member), and Owen Corcoran (Land Use Administrative Assistant).

**Public Hearings**

M. Schwotzer opened the public hearing at 7:32pm and read the hearing notice into the record.

**Zoning Board of Adjustment Public Hearing:**

**Owner: Connor Lincoln**

**23 Moulton Ridge Rd**

**Kensington, NH 03833**

**Map 11 Lot 46**

*The applicant is requesting that the Zoning Board of Adjustment grant a special exception for wetland and wetland buffer impact required to access the buildable area of lot 46-3, and to construct stormwater control and treatment for lots 46-1 and 46-3, as stated in Article VI of the Kensington Zoning Ordinance. The applicant withdrew their previous subdivision application on March 5, 2024 based on feedback and comments from the ZBA and Conservation Commission.*

M. Schwotzer noted that the applicant has not met with the Kensington Conservation Commission to discuss the new application in accordance with the town zoning ordinance. J. Skewes suggested continuing the application to allow the Conservation Commission to provide comments and feedback.

A. Fenton noted the significant number of public in attendance and suggested allowing for public comment. M. Schwotzer opined that if the Board were to allow public comment, then the applicant (represented by Barry Gier of Jones and Beach Engineering) should be permitted to speak as well. J. Skewes highlighted the importance of Conservation Commission comments and feedback before the Board deliberated on the application. M. Schwotzer entertained a motion to continue the application.

**MOTION: J. Skewes motioned to continue the application to May 7, 2024, at 7:30pm at the Kensington Hall. J. Bunnell seconded. All in favor.**

**Meeting Minutes to be approved: 3/5/2024**

**T. Wallaga noted that her name was spelled incorrectly on the minutes.**

**MOTION: M. Craig motioned to approve the minutes with the correction to T. Wallaga's name. J. Bunnell seconded. All in favor.**

**Any other board business.**

M. Schwotzer announced that this would be his last meeting with the ZBA. O. Corcoran stated that reappointments had been approved by the Selectboard, and that members continuing to serve on the Board should get sworn in at the town hall.

M. Schwotzer recommended the Board vote to recommend to the Selectboard that Aaron Fenton as a full member of the Board to finish M. Schwotzer's term.

**MOTION: J. Skewes motioned to recommend to the Selectboard that Aaron Fenton be appointed a full member of Zoning Board of Adjustment. M. Schwotzer seconded. All in favor.**

**Next Meeting: May 7, 2024**

**Adjournment**

**MOTION: M. Schwotzer motioned to adjourn the meeting. J. Bunnell seconded. All in favor.**

The meeting was adjourned at 7:50pm.

Respectfully Submitted,

Owen Corcoran

Land Use Administrative Assistant