

TOWN OF KENSINGTON

MASTER PLAN

2001

The Master Plan serves as the base upon which to build more detailed land use regulations and town operating procedures. A Master Plan is the fundamental development plan and land use policy for a community, and is required for any New Hampshire town that has zoning and other land use regulations.

The Master Plan is to be used as a guide as the needs and desires of the Town change.

Please refer to Chapter 2, Summary and Recommendations,
for the intended guidance, purpose and scope of this
Master Plan.

Robert C. Gule 10/13/01
Joel E. Frank
Robert D. Brown
Shirley
David

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Town of Kensington, NH
Planning Board Minutes
October 18, 2001 Meeting
Approved November 1, 2001

Public Hearing for Adoption of the Master Plan

In attendance: Chairman Bob Solomon, Geert Frank, Rob Garneau, Steve Wilson, and Michael Schwotzer as Selectmen's representative.

The meeting was called to order at 7:35 p.m. Chairman Solomon gave an overview of what the Master Plan represents and the history of its development. Paul Kimball added that it is important to continually update the Master Plan, done last around 1986, as it will help to control growth and capital improvement. Michael Schwotzer reiterated that the Master Plan is a living document that can be changed, added to, and updated.

Chairman Solomon stated that he would like a committee of Planning Board members to work on the various recommendations throughout the Master Plan. The Board reviewed a letter of comments from Jim Webber. Among his suggestions had been to consider dropping Appendix E (1990 census data), however. Michael Schwotzer pointed out that the 2000 data is not complete, therefore it should remain for now. Rob Garneau and Bob Solomon said they felt it should be kept for comparison. Mr. Webber asked if this was "...an update of the expired (10 year life) 1986 plan or a new plan?" The consensus of the members was that it was basically a new plan. Mr. Webber commented on the lack of maps, which has been corrected since he received his copy. He listed a variety of "...home based occupations and businesses that give the town vitality..." Barbara Boudreau disagreed with the listing of excavators and gravel pit operators. Steve Wilson explained that the process includes the evaluation of impact to neighbors and neighborhoods. He said he felt there was inconsistency in enforcement of the process and the assessment of impact to residential areas. Harold Bragg added that he felt the uses are treated all the same and suggested using performance standards, also known as innovative zoning techniques, as a measuring tool for the Boards. Michael Schwotzer commented that Mr. Webber's letter brings out a major problem for the Town and thought this could be a major focus for the Master Plan committee for future uses. Bob Solomon stated that many grandfathered uses are a problem, with Harold Bragg adding that the current zoning ordinances allow almost any use provided the property meets the basic requirements of 200 feet of frontage and 2 acres of land, which perhaps the Master Plan committee can address.

Barbara Boudreau explained that the committee working on this current edition wanted to be stronger on several issues, but took a softer approach so that it would be accepted. Mr. Webber's comments provide ideas for the new committee to work on.

Geert Frank moved to adopt this Master Plan, seconded by Rob Garneau. Discussion followed with B. Boudreau commenting that there is assistance available for someone to help integrate the Master Plan with the zoning ordinance. Harold Bragg urged the Planning Board to budget for recodifying the current Zoning Ordinance and Land Use Regulations, suggesting \$10,000 to \$15,000, with Rockingham Planning Commission assisting with available resources. Bob Solomon suggested the committee prioritize recommendations and work with both the Master Plan and recodifying the ordinances. The vote was all in favor, and the members signed three copies.

Geert Frank moved to adjourn at 8:32 pm, seconded by Rob Garneau with all in favor.

Respectfully submitted,


Denise Gregson
Administrative Assistant

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