

KENSINGTON PLANNING BOARD MEETING  
95 Amesbury Road, Kensington, NH 03833  
TUESDAY May 21, 2019 – 7:00pm  
Meeting Minutes - Approved 06/18/2019

In attendance: Jim Thompson, Member; Mary Smith, Member; Peter Merrill, Member; Mike Schwotzer, Member; Vanessa Rozier, Selectmen's Representative; Julie LaBranche, Rockingham Planning Commission Representative

**At 7:02pm, Mike made a motion to open the meeting. Jim seconded, all voted in favor.**

The Board received a letter of resignation from John Valvanis. The Board also received a resignation letter from Chris Chetsas. Chris is stepping down as Chair and would like to become an alternate. This leaves 2 full positions open on the Planning Board. Julie presented a recruitment flyer that the Board could use if they so choose.

**At 7:07pm, Jim made a motion to appoint Peter Merrill as Chair. Mike seconded, all voted in favor. At 7:07pm, Jim made a motion to appoint Mary Smith as Vice Chair. Mike seconded, all voted in favor.**

The Board received a letter from Emergency Management Director Jon True inviting the Board to participate in the Hazard Mitigation Team. Mike will try to attend the meetings to represent the Planning Board.

**At 7:13pm, Mike made a motion to accept the resignation of Chris Chetsas and recommend to the Board of Selectman that Chris be appointed to the alternate position currently open with the longest term. Jim seconded, all voted in favor.**

**At 7:13pm, Mike made a motion to accept the resignation of John Valvanis. Jim seconded, all voted in favor.**

Mike asked Julie to help get information out to the public that there are two openings on the board. Julie will get with Kathy to print color versions of the flyer she presented.

Julie invited the Board to attend the RPC Annual Meeting on Wednesday July 12<sup>th</sup> from 6-9pm at the Galley Hatch.

**At 7:22pm, Mike made a motion that the current Chair sign the Approval Form for Wendy Osgood once he has received, reviewed, and agreed to the parameters approved for the application. The parameters that were discussed need to be included as without them, the approval form is not complete. Mary seconded, all voted in favor.**

The Board discussed an email from Tim Roache, Executive Director of the Rockingham Planning Commission regarding Senate Bill 306.

**At 7:37pm, Mary made a motion that the Planning Board open their meetings with the Pledge of Allegiance. Jim seconded.** Peter asked if this has ever come up before for the Planning Board. Mike said he was not aware of it coming up with the Planning Board, but it did come up with the Board of Selectmen. **All voted in favor.**

**At 7:39pm, Mike made a motion to approve the minutes from the 3/19/19 Planning Board Meeting as presented. Jim seconded. Mary abstained. All others voted in favor. At 7:40pm, Jim made a motion to approve the minutes from the 4/16/19 Planning Board meeting, with the removal of the word "County" from Julie's title. Mike seconded. Peter abstained. All voted in favor.**

The next Planning Board meeting will be on June 18<sup>th</sup> at 7pm in the Town Hall.

Resident Leslie Hansard of 3 Moulton Ridge Rd addressed the Board regarding concerns with a culvert affecting her property. She was last before the Planning Board in 2016 when the Lambert Subdivision was approved. She signed off on

an easement for a connection to a culvert that was needed. She explained that she was not notified that a new culvert would be put in in 2017, and her home was rented at the time. Ms. Hansard explained that there is now water flooding into her property because the previously existing culvert that was not diverted or blocked. Julie provided a brief history of the issue to the Planning Board as there are new members on the Board since this topic was last discussed. Ms. Hansard and Julie both expressed that this was either a plan change or oversight, and whether intentional or unintentional, this is not the plan that was approved. Julie suggested Dennis Quintal, the Engineer for the project, complete a site visit to establish the current status and determine any diversions from the approved plan. There was also brief discussion on stone walls and scenic roads. Ms. Hansard said that the approved design was not what was implemented and if the approved plan had been followed, there would not be a water issue on her property. She stated that her property has been severely damaged as a result of the approved plan not followed. She feels that she shouldn't be responsible for reconstructing her own land due to the damage that has occurred. Mike said that this issue would now fall with the Select Board because the Planning Board signed off on a plan and if what now exists is different, there is a possible need for enforcement. **At 7:58pm, Jim made a motion to recommend to Board of Selectmen that the Town hire Dennis Quintal to review the situation, review the original plans, note any deviations, and report back to the Board of Selectmen. Mike seconded, all voted in favor.**

The Planning Board discussed the expansions that have occurred at 98 Amesbury Road. Julie gave an overview of the original approval dated September of 2015 for the expansion. There was discussion on possible avenues on how to move forward.

There was a brief discussion by the Planning Board on Impact Fees and a Build Out Analysis. Vanessa will email the director of the RPC for a ballpark estimate on the cost of having a Build Out Analysis completed.

**At 8:26pm, Mary made a motion to adjourn the meeting. Jim seconded, all voted in favor.**

Respectfully submitted,

Chelsea Lalime