

**KENSINGTON, NEW HAMPSHIRE
KENSINGTON PLANNING BOARD
WEDNESDAY
January 8, 2020
7:00 P.M. AT THE
KENSINGTON TOWN HALL
95 Amesbury Road
Meeting Minutes - Approved 1/21/2020**

In Attendance: Peter Merrill, Mary Smith, Robert Chase, Therese Wallaga, Jim Thompson, Michael Schwotzer

P. Merrill motioned to open the public hearing at 7:02pm and read the below section to those in attendance.

Public Hearing on Building Ordinance.

Notice is hereby given of a public hearing to be held by the Kensington Planning Board on Wednesday, January 8, 2020, beginning at 7:00 p.m. at the Kensington Town Hall, 95 Amesbury Road, Kensington, NH. The purpose of the hearing is the following:

To amend the existing Building Ordinance to include a requirement for a plumbing permit and update the ordinance to adopt the current International Building Code 2015, the International Plumbing Code 2015, the International Mechanical Code 2015, the International Energy Conservation Code 2015, International Residential Code 2015, International Swimming Pool and Spa Code 2015, and the National Electric Code 2017, for consistency recent state building code amendments.

J. Thompson asked if this section could be amended at this time, and amendments can be made but substantial ones would require a second hearing. There was discussion about what a type of work would require a plumbing permit. The parameters outlining the building permit are listed within the Ordinance, and there was concern that the plumbing permit is not created and the parameters are not clear around what would initiate the permit process. J. Thompson asked if the building codes are already mandated by state law, and wouldn't that be redundant to add them to the ordinance? M. Smith asked if the parameters are different than the building permit and continued that the suggested wording asks the residents to refer to the permit, which does not exist. M. Schwotzer explained that the intent is to have two separate permits one for building and one for plumbing. M. Smith was concerned with approving this when the permit for plumbing has not been created. R. Chase believes that it would be clearer to have the plumbing permit parameters within its own section possibly labeled as Section 8.2. He has looked into other towns permits and is also concerned that the permit is not created yet. The possibly of waiting to see what the new building inspector would like to do and see if he/she would have knowledge of what has worked in other towns might be beneficial to the town. The ability to exempt routine maintenance would be something that the board should look into as well. P. Merrill read the 14th amendment to those in attendance.

Those in attendance did not seem opposed to the permitting just that it should be vetted further. Concerns for creating more restrictions for people when they don't get the required permits as it is.

The issue of the needing a permit for a 6x6 building size was discussed and believed that was specific to sheds due to them being placed within the setbacks, and the problems that has caused. P. Merrill would like to see the building inspector and Board of Selectmen set up for people to come in for a consult before the permit is pulled so they can ask what they need to be concerned with withing the zoning.

The board discussed if this was something that should be discussed further or if they are not recommending this to be on the ballot.

J. Thompson motioned to not send this ordinance amendment on to be included in the Warrant. R. Chase seconded. M. Smith asked if they should amend the building codes to the current 2015 ones as suggested. Kathy explained that the town has adopted through town meeting to follow the adopted state building codes, but that it is not listed out in the zoning ordinance. P. Merrill was concerned that if it is in the ordinance wording they will have to change this in 2-3 years. **5 against sending on and 1 for sending on. Fails to pass to the next step.**

Kathy explained that the building inspector now does the plumbing inspections within the current building permit parameters. P. Merrill stated that the process will need to be nailed down.

Motion to close the public hearing by R. Chase at 7:25pm, seconded by M. Smith, all in favor.

It was asked if there was any other business. M. Schwotzer explained that the Zoning Board of Adjustment is in need of members. An application for a variance was recently withdrawn and the applicant will be coming before the planning board possibly in February.

Motion to adjourn made by J. Thompson at 7:26pm, seconded by R. Chase. All in favor.

Respectfully submitted,

Kathleen T Felch

