

KENSINGTON PLANNING BOARD MEETING
Virtual Meeting due to COVID-19
TUESDAY September 15, 2020 – 7:00pm
Meeting Minutes – Approved - 10/20/2020

In attendance: Rob Chase, Chairman; Mary Smith, Vice Chair; Therese Wallaga, Member; Jim Thompson, Member; Christine Ouellette, Alternate; Julie LaBranche, Rockingham Planning Commission
All parties were alone.

At 7:03pm, Robert called the meeting to order. At the time the meeting started, there were 10 participants on the call. Robert read through the NH State of Emergency E-Meeting Compliance Checklist and took roll call.

At 7:10pm, Mary made a motion to allow Christine to act as full member for the duration of the meeting. Therese seconded. A roll call vote was taken by Rob. Mary voted yes, Jim voted yes, Therese voted yes, and Rob voted yes. The motion passes.

At 7:10pm, Rob made a motion to open the public hearing and read the following aloud:

Batchelder Family Revocable Trust, Edward and Beverly Batchelder, Trustees with a physical lot address of 149 Amesbury Road further identified as Map 9 Lot 2-3 and Felch Family Trust, Franklin and Kathie Felch, Trustees with a physical lot address of 137 Amesbury Road, Kensington, NH further identified as Map 9 Lot 2, for a Lot Line Adjustment and to Re-subdivide a lot of record in accordance with Article III Subdivision Regulations and Article III Section 3.2 G1 of the Kensington Subdivision Regulation. The intent is for the property owners to adjust the current property lines and lot acreage by reducing the area of Map 9 Lot 2 by 0.189 acres to result in 24.49 acres and enlarging Map 9 Lot 2-3 by 0.189 to result in 2.01 acres. CONTINUED FROM AUGUST 18, 2020 MEETING.

Mary seconded. A roll call vote was taken by Rob. Mary voted yes, Jim voted yes, Therese voted yes, Christine voted yes, and Rob voted yes. The motion passes.

Kathy Felch addressed the Board explaining that the matter is now in the hands of the attorneys to determine a best path forward. Justin Pasay, Town Counsel has advised that the best path forward would be for him to engage with Keri Marshall, representing the Felch Family to determine the best path forward as the original subdivision was never completed and thus the land would need to be subdivided completely and legally. Attorney Pasay believes there is a way to do that, but it is not the current application. At this time, the Planning Board feels that they have no action to take as the current subdivision is not actually legal.

At 7:15pm, Glenn Ritter, Alternate Member, joined the meeting.

The attorneys need to advise on how to best move forward. Rob stated that there is an issue of how to convey the parcel and go back to the pre-1990s parcel configuration. All parties would need to be clearly identified and involved as needed in the new subdivision. Kathy explained that the land has been in the family since the 1800s. The Felch Family requested to withdraw both applications without prejudice. **At 7:26pm, Jim made a motion to accept the withdrawal of Item #1: Map 9 Lot 2, for a Lot Line Adjustment and to Re-subdivide a lot of record in accordance with Article III Subdivision Regulations and Article III Section 3.2 G1 of the Kensington Subdivision Regulation, without prejudice. Mary seconded. A roll call vote was taken by Rob. Mary voted yes, Jim voted yes, Therese voted yes, Christine voted yes, and Rob voted yes. The motion passes.**

At 7:27pm, Jim made a motion to accept the withdrawal of Item #2: Conditional Use Permit in accordance with Zoning Ordinance Article VI Section 6.2 Steep Slopes District for Felch Family Trust, Franklin and Kathie Felch, Trustees with a physical lot address of 137 Amesbury Road, Kensington, NH further identified as Map 9 Lot 2, to allow 5,870 square feet of disturbance to steep slopes to permit a driveway access easement across to the abutting property at 149 Amesbury Road Map 9 Lot 2-3. without prejudice of the item #2 listen to recording. Therese seconded. A roll call vote was taken by Rob. Mary voted yes, Jim voted yes, Therese voted yes, Christine voted yes, and Rob voted yes. The motion passes.

At 7:29pm, Jim made a motion to allow Glenn to act as full member for the remainder of the meeting. Therese seconded. A roll call vote was taken by Rob. Mary voted yes, Jim voted yes, Therese voted yes, Christine voted yes and Rob voted yes. The motion passes.

Glenn left the meeting at 7:30pm.

Status Reports:

- Buxton and Kennerson- The Mylar is ready to be signed. Rob will sign this week and will send to the registry
- Martell – There are no changes and nothing to report
- The Board briefly discussed taking Tannery Way to warrant to be voted on as a town road. It was recommended that Christian Smith complete a final inspection to verify everything is functioning properly.

Subcommittee Updates

- Growth management – There are no updates
- App process improvement – There are no updates

The Board reviewed the minutes from the August 18, 2020 meeting. Rob suggested that “Class 6 road” be changed to “Class VI road”. ***At 7:37pm, Jim made a motion to approve the minutes with the suggested change. Therese seconded. A roll call vote was taken by Rob. Mary voted yes, Jim voted yes, Therese voted yes, and Rob voted yes. The motion passes.***

The Board briefly discussed that any questions or ideas for zoning amendments that would be on the ballot in March would need to be looked at soon.

There was brief discussion on moving the meetings back to the Town Hall. Rob shared the Board’s input with the Board of Selectmen, but there are no updates on a plan for when the meeting room would be reopened.

At 7:47pm, Jim made a motion to adjourn. Therese seconded. A roll call vote was taken by Rob. Mary voted yes, Jim voted yes, Therese voted yes, Christine, voted yes and Rob voted yes. The motion passes.

Respectfully submitted,

Chelsea Lalime