

**Town of Kensington
Planning Board
Public Hearing
January 18, 2011
Approved – February 15, 2011**

In Attendance: Joan Whitney, Theresa Wojcukiewicz, Vice Chairman, Steve Wilson, Peter Merrill

Chair Theresa Wojcukiewicz called the Public Hearing to order at 7:30pm.

No Residents were present.

Public Hearing on Steep Slope District-

Theresa expressed that tonight the Board needs to approve the Steep Slope Ordinance so that it can go to the Ballot. Theresa asked if the board had any questions on the Article for Steep Slopes. Steve wondered how it would restrict the use of steep slopes in construction of roads or structures. Joan indicated that this ordinance would be more for structures and subdivisions, if they were to disturb more than 7000sq feet on steep slopes. Peter explained that the article was so that the board could have something in the ordinances to protect the town against potential added costs to the town with allowing people to build on the slopes. Building now is disturbing too much land and the steep slopes districts will help to limit the building on those slopes. Theresa explained that in the article, 11.5 states that all areas in Kensington with slopes 20% or greater could not be developed. You would have to find a portion of the land that doesn't have the 20% slope to build on. Peter said that you could get a conditional use variance if the area that is 20% is 7000 sq feet or less. You can cut through the slope if it is 7000 sq feet or less. Theresa indicated that a lot of the land in Kensington that is left to develop has slopes. Peter stated that this ordinance is not to prohibit or preclude the development of existing lots. More to make sure that large scale projects done in town that would have impact on the town are done correctly. Peter also indicated that a variance could be done with the ZBA if the qualifications can't be met. Joan indicated that the drainage of the subdivisions is a problem and that the costs are falling back on the town. The board continued to discuss areas in town that could have been done differently with this ordinance. Different ideas were discussed about using a different number than 7000 sq feet.

Part of the ordinance was to prevent grades more than 20% for driveways. Joan indicated that a lot of towns have 15% and the 20% is liberal, that the 7000 is a good start.

Steve indicated that the planning board could always support the variance. Joan indicated that it was nice to have Steve attend again.

Joan made a motion to accept this as an Article for the Ballot, Peter seconded. All in favor.

Theresa and the Board went through the rest of the Agenda indicating that nothing else was pertinent for tonight.

Joan explained the interest to do the Aquifer Protection ordinance.

Steve made a motion to adjourn, Peter seconded.

Meeting adjourned at 8:05pm

Next Meeting is February 15, 2011

Respectfully submitted,

Kathleen T Felch, Planning Board Clerk