

**Planning Board
Meeting Minutes
For
February 15, 2011
Kensington, NH
Approved- March 15, 2011**

In attendance: Michael Schwotzer, Planning Board Chair, Joan Whitney, Bob Solomon, Theresa Wojcukiewicz, Planning Board Vice Chair, Peter Merrill and Kate Mignone.

Public Hearing began at 7:36pm.

Public Hearing:
Continuance from the December 21, 2011 Planning Board Meeting

Application from Peter Brewer for 1-Lot Subdivision and Lot Line Adjustment of parcel off of French's Lane, known as Map 11 Lot 44.

Michael read the agenda and welcomed Peter Brewer. Michael informed Mr. Brewer about the prior meetings decision and asked him where he was in the sub division process. Mr. Brewer indicated that he is working on a couple different options with the land and not quite ready to present to the Planning Board. Mr. Brewer then asked the board for a continuance of the Public Hearing for a couple of months. Michael indicated that notice will need to be sent to the abutters. Mr. Brewer was fine with notification of the abutting properties.

Motion made to extend the Public Hearing until the Tuesday April 19th, 2011 Planning Board Meeting by Peter Merrill and seconded by Theresa Wojcukiewicz.

Joan then asked if Mr. Brewer was going to see if the plan that was presented was acceptable to the ZBA. Mr. Brewer indicated that he did not want to go that way. Dylan then explained to Mr. Brewer that he was now abandoning the last plan and would need to file a new application. Michael reminded Mr. Brewer that the last application was denied at the December 21st, 2010 Hearing. Mr. Brewer indicated that he would like to put one house on the lot. Michael explained that he did not need to come to the Planning Board for just building one house; he would need to obtain a building permit from the Selectmen's Office. The board explained to Mr. Brewer that they are unable to grant something that is not legal.

Vote was made to continue the Public Hearing until Tuesday April 19th, 2011. All in favor.

NEW BUSINESS:

Consultation: Mr. Ritter approached the board with questions on a possible subdivision off Wild Pasture Road. Mr. Ritter wanted to make known that the land did not belong to him at this time; this was just for informational purposes, and what the Planning Board would require. Chapter III, section 5 was read to the board and public by Michael

Schwotzer to explain the process for just informational purposes and that everything that is discussed is a non-binding consultation.

Mr. Ritter wanted to know if there was something that he should be considering. Peter Merrill responded that the soil type and steep slope are factors to be considered.

Theresa reminded Mr. Ritter that the 1000ft. road frontage would be a different issue if a driveway was to be considered. Lot shape and size are also an issue. His main concern was that if developed would a cistern need to be part of the plan. There is currently a dry hydrant located by and a cistern down the street. Peter Merrill explained that the dry hydrant issue would be how long it has been in existence and what it was scoped and sized for originally. Michael explained that they would go to the Fire Chief to see what would be required.

Article 4.18 A-D was read by various members of the board in reference to what would be needed with different numbers of lots. Article 4.18;A1 defines what would have to be done with 4 or more lots or less than 10 in reference to a hydrant. Mr. Ritter then inquired about doing one lot now, and developing the rest of the land at a later time. Joan indicated that Mr. Ritter would then need to do more engineering.

Peter suggested that he check how many residences are currently dependant on the dry hydrant, and see the capacity of the dry hydrant when it was originally installed.

Mr. Ritter thanked the board for the information.

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Michael indicated that there was a possible conflict of a comment made. Theresa remembered the issue. Peter suggested that they contact Steve and get in touch with him to get the intent. Mr. Wilson will be contacted to respond to the section since he was not present at the meeting.

Meeting minutes will be postponed until next meeting.

January 18th Meeting Minutes. Motion to accept by Joan seconded by Theresa.

Joan questioned the mechanism for the code enforcement for businesses that have changed what they are doing from the original application. Peter indicated that they need to be reported to the code enforcement officers, which are the Selectmen. If the practice is changed from the application the applicant needs to come back. Michael indicated that what is put on the card is public knowledge and if there is no permit and no variance for a certain feature that is illegal. The assessor and the building inspector should be looking into these if there is no permit issued. Dylan indicated that in-law apartments are hard to police and you have to insure they are related, and that accessory dwellings are a good way to cope with the problem, and would comply with the work force housing.

Joan made a motion to adjourn.

After some further discussion on ways to police the current ordinances, **Bob Solomon seconded the motion to adjourn.**

Next meeting will be on March 15th, 2011.

Respectfully Submitted,

Kathleen T Felch, Planning Board Clerk

APPROVED