

Town Of Kensington, NH
Planning Board Meeting Minutes
December 20, 2011
Approved- January 17, 2012

In Attendance: Kate Mignone, Chairman, Jim Thompson, Glenn Ritter, Bob Solomon, Michael Schwotzer, Peter Merrill, Dylan Smith, Rockingham Planning Commission Circuit Rider

Kate Mignone, chairman, called the meeting to order at 7:40pm

New Business:

Driveway Permits- None

Consultation- Kristen Burke for a 3 Lot Subdivision on Wild Pasture Road.
Kristen did not attend the meeting for the consultation.

Old Business:

Existing and Future Land Use Chapter for the Master Plan- revision. Addition of Current Use taken out since 2001.

Dylan passed out to the board what Joan had asked to have included in the land use chapter about Current Use from the November 2011 meeting.

20 acres were converted to condo/commercial buildings, not all one parcel; the total is what is stated. Bob asked to clarify since it was so confusing, Dylan suggested deleting the condo reference for clarity. The Planning Board members present agreed. Dylan informed the board that the current use addition was the only change made since the last meeting. Mike had a reference of maps on the agenda and Dylan informed him that they were the same ones presented at the last meeting.

Peter made a motion to send the Existing and Future Land Use Chapter, as amended, to a public hearing to be held at the next Planning Board regular meeting on January 17, 2011, Mike seconded, all in favor.

Natural Resources Chapter-

Dylan recommended that the natural resources chapter would be the next step for the town.

He indicated that the following costs:

Natural Resources Chapter and Inventory (NRI) that would be \$7,000 (seven thousand)

Rewriting would be \$5,000 (five thousand) to rewrite.

Transportation would be \$6,000(six thousand). This is the one that can be offset through transportation funding sources.

Housing: \$5,000 (five thousand)

Community Facilities: \$3,500 (three thousand five hundred)

Mike asked Dylan which ones the town was missing? Dylan explained that the Conservation Commission is looking to do an NRI (Natural Resources Inventory) that highlights areas in town. Dylan recommended the housing or transportation chapter to be done next. Mike questioned if we already had a natural resources chapter. Dylan explained that we did not exactly, the NRI (Natural Resource Inventory) is a very thorough document. Peter and the board talked about sharing the cost with the Conservation Commission. Kate indicated that the Conservation Commission would take charge and do the initial NRI and then it would come back to the Planning Board. Mike asked who the board wants to call to write the warrant article to be put before the voters. The board asked if there were any lots due to come out of Current Use in the next year, and Kathy responded that there are two lots that will be taken out of Current Use in the spring, Brewer's off of French's Lane and also Bernier on Wild Pasture Road. The board would like to use the town portion of the Current Use Tax Lien for the Natural Resources Chapter and Inventory, so that it can be completed in 2012. Peter suggested that the board first check with the Conservation Commission to see if they are willing to go forward, if they are not then the Planning Board could submit something. Selectmen will have a public hearing on all of the warrant articles, the planning board will not have to have a public hearing because the town would be presenting the article. Bob asked what they would be asking the town to take the funds from. Jim indicated that there should be detail for the voters so that they will understand that this is a one time allocation. It will not be done through raising taxes and will be a one time fund issue and is necessary for the Master Plan that needs to be done every 10 years. Mike suggested that the warrant article might say:

To raise and appropriate the sum of \$7,000(seven thousand dollars) for the purpose of creating a Natural Resources Chapter and Inventory, and the money to be allocated from the town's portion of Current Use Tax Liens. This is a one time fund issue and is to be worked into the Master Plan in conjunction with the Planning Board.

Kate will talk to the Conservation Commission to see if they will put the article before voters for the \$7k for an NRI. Glenn indicated that the board should explain why the town needs to do this for the master plan. Dylan indicated that the NRI is very detailed and indicates what the resources hold. Bob asked if the NRI will get into the Aquifer issue. Dylan indicated that it was not only aquifers, but resources. Peter indicated that the NRI is surface. Peter asked if the town had ever done an NRI before. Kate asked that if on this appropriation, could it be indicated that the planning board recommends this. The board wanted to have the Conservations support as well as the Planning Board's mentioned somewhere in the explanation.

Dylan expressed to the board that there might be funding available for the housing chapter this year and that needs to be updated and recommended that chapter to the board for the coming year. Bob indicated that there are not that many houses that have been added. Dylan will supply the board an example of a Housing Chapter.

There will be a hearing next month for the Land Use and the next is up to the board on going forth and maybe doing a transportation chapter, or a community facilities chapter. Peter asked why the Felch's pit is not indicated on the Land Use map. Mike pointed it out on the map, Dylan will check out the map at the Planning Commission to insure that it is on it.

Gravel Pit Updates:

Kathy gave Kate the updates for the gravel pits from Christian Smith. Peter eluded to the Felch Pit and that there are a lot of things that could be better. On the second page of the report in picture #2, Christian stated that there is sediment accumulation at the entrance gate; they are not supposed to be bringing dirt back onto the highway. Kate asked if they need to meet with the Felch's. Mike asked if Christian talked about the issue in his report and he had indicated that it is minimal. Peter expressed that is because they are not taking anything out at the moment. Mike indicated that the board should send them a letter, that from the review of Christian Smith visit and from member's observations, that we request some care be taken to the entrance to avoid further erosion and the potential of mud being tracked out onto the highway, they would appreciate timely response to this request. Jim asked if the board should take up any questions with Christian Smith first. Peter expressed that there is some sediment that should be removed and has encroached on part of the area and should be eliminated. Kate instructed that the board send them a letter, and let them know that it is an issue and they should take care of it. Peter indicated that we should let them know now so that they can take care of it before a thaw. Kathy asked if there is a time limit for the work to be done and Peter indicated as soon as possible and Mike suggested that the Felch's advise the board of their plans.

Meeting Minutes:

November 2011- Kate asked the board to review the meeting minutes from November 15, 2011 and asked if there were any questions.

Peter made a motion to accept the November 15, 2011 meeting minutes, Glenn seconded, all in favor; one reclude for not being at the meeting.

Wild Pasture Road- Consult Questions:

Kathy explained about the property off of Wild Pasture Road and what the owner would like to do with the property. The board looked at the lot and was informed that the owner wants to put in a 3 lot subdivision there. They saw that the frontage requirements would be met for 3 lots and also that the back part of the lot was wide enough to accommodate the lot shape regulation. Jim questioned the topography of the lot. The Boards recollection was that the parcel was a little wet and that the lot did not seem to have any steep sloping areas that they knew of.

Aquifer for Ballot

Dylan passed out to the board a description of the Aquifer Ordinance and asked if there was specific wording to go on the ballot for the aquifer and the abutter definition. Abutter definition can go on as is, and Kathy will look at past warrant articles for wording. Mike indicated that we are doing an adoption; need to say to adopt the Aquifer Protection. The board didn't think that the whole Ordinance needed to be included on the ballot, just the example and a copy of the Ordinance in each voting booth. Jim asked what NH RSA 672:1 states; Dylan indicated that is what gives the board the right to create zoning articles. Water supply was discussed and Glenn thought that it was leading. The board will reword the section for clarity. Mike suggested that the board

reword to state this ordinance *ensures*, drop out the growth part and in accordance with the master plan. Mike indicated the second section to the master plan to be added there. Peter added in accordance with the master plan.

Zoning Book Issues:

Kate expressed to the board that she would like to get the zoning ordinance more understandable and would like to start with combining all definitions at the beginning of the book instead of throughout. Kate asked Kathy to start working on this and keep the board up to date on the progress.

Mike made a motion to adjourn the Planning Board Meeting at 8:27pm; Peter seconded, all in favor.

Next Meeting: January 17th, 2011; Public Hearing for Land Use Chapter for Master Plan.

Respectfully Submitted,

Kathleen T Felch, Planning Board Clerk