

KENSINGTON PLANNING BOARD MEETING
at Kensington Town Hall Meeting Room, 95 Amesbury Rd, Kensington, NH
TUESDAY November 17, 2021 – 7:00pm
Minutes – Approved 12/15/2021

In attendance: Vanessa Rozier, Chair; Mary Smith, Vice Chair; Bob Solomon, Selectmen's Representative; Josh Preneta, Member; Justin McLane, Member; Christine Ouellette, Member; Glenn Greenwood, Planner.

At 7:00pm Vanessa called the meeting to order.

At 7:01pm Mary made a motion to open the public hearing. Josh seconded. All in favor.

The Board discussed Zoning Ordinance amendments that would be brought before the Town as Warrant Articles in March.

The first topic was a proposed zoning amendment regarding the creation of non-buildable lots with the following language:

As part of subdivision approval, the Kensington Planning Board may, but is not obligated to approve lots not meeting minimum zoning requirements provided such lots are used only as open spaces, buffer zones, reserve spaces, parks, recreation areas, or similar uses, subject to such reasonable terms and conditions as the Planning Board may require.

This would allow the Planning Board to create such a lot without requiring an applicant go before the Zoning Board for a variance. The use of these lots was discussed regarding open space areas and conservation. The Board also discussed whether or not to require "in perpetuity" as part of the definition. Deed restrictions and conservation were noted as possible mechanisms for this.

At 7:47pm Josh Preneta made a motion to approve the language as written. Mary seconded. Justin, Bob, Christine, and Vanessa were not in favor. The motion does not pass.

At 7:49pm Mary made a motion to include the words in perpetuity to the language. Justin seconded. 7:49pm. Mary, Vanessa, Christine, Bob and Justin voted in favor. The motion passes.

The Board discussed whether to delete the current definition for frontage found in Article II.

At 7:49pm Mary made a motion to delete the definition. Josh seconded. All in favor. The motion passes.

The Board discussed whether to change the requirement found in Article IV, 4.2 Driveways and Other Accesses to the Public Way, 4.2.4.A.2, to read:

"Unless all season safe sight distance of 200 feet in both directions along the road can be obtained, the Planning Board shall not permit more than one access to a single parcel of land, and this access shall be at the location which the Road Agent determines to be safest. The Planning Board shall not give final approval for use of any additional access unless it has been proven that the 200 foot all season safe sight distance has been provided."

The ordinance currently has a requirement of 400 feet.

At 7:50pm Josh made a motion to change the requirement found in Article IV, 4.2 Driveways and Other Accesses to the Public Way, 4.2.4.A.2, to read 200 instead of 400. Mary seconded. All in favor. The motion passes.

The Board discussed whether to amend Article III Section 3.5, B. Definitions by adding the following language to become the final line of the definition for Open Space Subdivision:

“The project density may exceed the maximum density allowed by current zoning only for the provision of affordable housing as provided for in Section 3.5, H. below.”

At 7:54pm Mary made a motion to amend Article III section 3.5, B. Josh seconded. All in favor. The motion passes.

The Board discussed whether to amend Section 3.5, G. by adding the following language to become the final line of the section:

“The project density may exceed the maximum density allowed by current zoning only for the provision of affordable housing as provided for in Section 3.5, H. below.”

At 7:55pm Mary made a motion to approve the amendment. Josh seconded. All in favor. The motion passes.

The Board discussed whether to Amend Article VII, Section 7.1, B. Definitions by changing the definition of Septic Reserve area to read as follows:

“Septic reserve area - is defined as that portion of a lot containing a land area of 4,000 square feet as required by state regulation for leach system sizing, reserved exclusively for the location and operation of a septic system, and the duplicate area for replacement.”

At 7:57pm Justin made a motion to amend Article VII, Section 7.1, B to change the reserve area to match state standards. Josh seconded. All in favor. The motion passes.

Vanessa explained that since there were no substantial changes to the language there will not be a second public hearing.

At 7:58pm Vanessa made a motion to close the public hearing. Mary seconded. All in favor. The motion passes.

At 8:07pm Mary made a motion to approve the minutes of October 20th. Josh seconded. Christine abstained. All in favor. The motion passes.

At 8:08pm Vanessa made a motion to adjourn. Josh seconded. All in favor.

Respectfully submitted,

Andy Clarke