

KENSINGTON PLANNING BOARD MEETING
at Kensington Town Hall Meeting Room, 95 Amesbury Rd, Kensington, NH
TUESDAY January 19th, 2021 – 7:00pm
Minutes – DRAFT

In attendance: Vanessa Rozier, Chair; Mary Smith, Vice Chair; Justin McLane, Member; Josh Preneta, Member; Vanessa Rozier, Member; Bob Solomon, Member; Mike Schwotzer, Member; Glenn Greenwood, Planner.

Robert Pruyne was present as a representative of the Rockingham Planning Commission. Marty Silvia was present as a member of the public.

At 7:04pm Vanessa called the meeting to order.

At 7:04pm Vanessa read aloud the public hearing of *Jeffrey Brown of 88 Amesbury Road, Kensington, NH, Map 11, Lot 20, for a site plan review for a home occupation in accordance with Article III, Section 3.3C of the Kensington Zoning Ordinance.*

At 7:06pm Mike recused himself stating he had sat on the Zoning Board of Adjustment for the hearing of Mr. Brown's Special Exception for home occupation.

Mr. Brown described his application for his business, Some Assembly Required, as a home occupation business. Vanessa noted one requirement for home occupation is to have approval from the Zoning Board, which was received on December 7th 2021. Zoning approval was explained and described for a special exception. Vanessa described the authority of the Planning Board. Mr. Brown described his home office use which was for billing and that his shop was for non-business use. Mr. Schwotzer described the role of the Planning Board and the Zoning Board.

Vanessa read the checklist items and noted that parking was a consideration as well as screening. All items were either completed or not applicable with the exception to note the date the application was received on the site plan. Mike explained the ZBA's role and the requirements of having the Planning Board review the site plan and their role. There was discussion of having both Boards required to approve the home occupancy. Mr. Brown discussed his use for trash and how he disposed of it.

At 7:36pm Mary made a motion to accept the application as complete. Josh seconded. All in favor. The motion passes.

At 7:37pm Vanessa opened the public hearing for *Jeffrey Brown of 88 Amesbury Road, Kensington, NH, Map 11, Lot 20, for a site plan review for a home occupation in accordance with Article III, Section 3.3C of the Kensington Zoning Ordinance.*

At 7:37pm Mary made a motion to approve the site plan application for home occupation. Josh seconded. All in favor. The motion passes.

At 7:38 Mary made a motion to close the public hearing. Josh seconded. All in favor. The motion passes.

At 7:39pm Mike returned to the Board.

Robert Pruyne of the Rockingham Planning Commission introduced himself and gave out presentation materials for the Buildout Analysis he completed for the Town of Kensington.

He described a buildout as something that does not happen in practice as it shows maximum growth capacity in the town, and is predicated on current zoning, which he explained could change in the future. He noted that the analysis should not be treated as engineering plans, and that there is no economic analysis tied to these analyses. Mr. Pruyne described the analysis as a tool to see what zoning can do to affect change and could be used for “what if” scenarios.

Mr. Pruyne then described the process of creating a buildout analysis as a parcel-based buildout and how it differed from a land-use based buildout and showed the benefits and weaknesses of both. This allows the buildout to add units to parcels of great enough size. Roads were discussed as being part of an efficiency factor that Mr. Pruyne used to create the analysis which does not take into account frontage but does use setbacks. Commercial zones were described as being driven by economics. Mr. Pruyne explained that this was intended to be a residential buildout. Mike described the business zone and noted that the area is still mostly residential. The buildout analysis attempted to average in the area for commercial and residential parcels. He said that this is a town wide plan and not a parcel size plan. Changes in zoning could change the buildout analysis. Mike asked about ADUs. Mr. Pruyne explained that every unit could possibly have an ADU but because it requires a permit they are not addressed in the buildout, however this would double the numbers. This could be placed as a caveat.

Mr. Pruyne described constraints in residential zones. He explained that parcels in the aquifer district are calculated by decreasing the efficiency in his calculations. He described scenarios that would drive the data to have more residences than would be likely such as density bonuses and senior housing. He described the constraints as being absolute and partial constraints where absolute means not buildable and partial can be used for calculation of density. Other constraints were discussed per Town ordinance. Mr. Pruyne discussed applied zoning and inputs. He then described the additional units that were created by the buildout analysis, a total of 764. Mr. Pruyne described the projections that were made using these extra units, such as transportation, water and energy use and municipal demands. Mr. Pruyne explained to the Board that the land consumed would be everything that was not being constrained. Mike noted the 85% growth was the driving factor for the demands.

Mr. Pruyne described the maps that were distributed. Constraints was the first map, showing where the absolute and partially constrained and fully constrained areas. The buildout takes into account setbacks but not frontage. Map 2 displayed lots with building potential and were color coded. Existing conditions were described next, such as conservation lands described by the Conservation Commission and NH Granit. Unusable land and FEMA flood zones were discussed. This also included soils and steep slopes zones, where steep slopes are a partial constraint. How the units were distributed were discussed as per partial constraints. Previously built out parcels were discussed. Mr. Pruyne noted that these maps should not be used at the site level. Parcels that were specifically not predicted to be built were discussed and Mr. Pruyne explained that the data could be re-run. Glenn noted that there were some parcels that should not have units on them that were shown as having units on the map. Josh asked Mr. Pruyne to note that there was clustering that occurred with the units on the map that may need to be rectified. There was discussion about using the data to test potential growth scenarios.

Mr. Pruyne described how the buildout analysis should be used. He stated that this could cause discussion about zoning. He stated he should ask what the Board wants from her. He explained that he

could run the data with different zoning in effect. He suggested reviewing the zoning and look into what effect different zoning would have. The rate of growth in town was discussed as well as scenarios that could be modeled with the data. Growth management was discussed and a Master Plan as well as a Capital Improvement Plan. Demands due to growth were Vanessa what improvements are needed to anticipate given assumptions what is anticipated and do our best as a town. Glenn described different periods of growth and noted it would be helpful to look at the analysis from different angles. Impact fees were discussed.

Josh asked what the next steps could be. Vanessa discussed the Master Plan and actions that need be taken done to manage growth. She noted other individuals and Boards that may need to be involved. Bob Solomon spoke about the Charette and the Master Plan. Glenn felt the Town should have a Capital Improvement Program. Mike felt that the Master Plan should be updated and discussed growth and conservation. Robert Pruyne described a possible next step as taking the master plan to a visioning process to allow people to have input.

Marty Silvia of 35 Cottage Road introduced himself to the Board and discussed being an Alternate Member of the Board.

At 9:25pm Vanessa made a motion to appoint Marty Silvia as an Alternate Member of the Planning Board with term expiring April 2023. Mike seconded. All in favor. The motion passes.

At 9:36pm Mike made a motion to approve the draft minutes as amended with the attendees. Josh seconded. Mike, Mary, Justin and Bob were in favor. Vanessa and Justin abstained. The motion passes.

Mike made a motion to adjourn at 9:42pm. Justin seconded. All in favor. The motion passes.

Respectfully submitted,

Andy Clarke