

**KENSINGTON PLANNING BOARD  
TOWN OF KENSINGTON, N.H.  
KENSINGTON ELEMENTARY SCHOOL LIBRARY  
TUESDAY, JUNE 17, 2014  
7:30 PM**

**Approved- 7-15-2014**

**In Attendance:** Theresa Walker, RPC; Scott Lowell, Selectmen's Representative; Michael Schwotzer, alt.; Peter Merrill, Chairman; Glenn Ritter; Robert Solomon

Chairman Peter Merrill called the meeting to order at 7:37pm.

**Public Hearing**

**Pinnacle Leadership Foundation-**

Notice is hereby given in accordance with RSA 676:4 & RSA 674:43 that the KENSINGTON Planning Board will hold a public hearing for a **SITE PLAN REVIEW for a 13,800 square foot building**; located on **Map 5 Lot 16** off of Cottage Road, and owned by **Pinnacle Leadership Foundation** on **June 17, 2014 at 7:30pm** at the Kensington Elementary School Library. This process is to inform the general public and the abutters of the proposed Commercial Building and to allow for the Planning Board to discuss and act on the project. Lots 6-17 and 6-12 will be crossed to access the 5-16 parcel.

Peter asked Bruce to approach the board to go over the application. Mr. Cilley indicated that he was continuing the process from the design review from the May meeting. Mr. Cilley went through the comments to the board from Rockingham Planning Commission Representative Theresa Walker and addressed each one.

- Article 6.A.15 - the applicant is requesting a waiver from Article 6.A.15, which requires the site plan to show surveyed property lines. **Waiver submitted to board and reviewed at meeting.**
- Article 6.A.6a – The Site Plan identified septic test pits and the septic tank but not the leach field. **Applicant will address when the septic is finalized and they will apply through the state.**
- Article 6.A.6b – Information is needed on the “Plans for the provision of water for process use, drinking, fire suppression, etc.” Notes will be added to the plan for the fire suppression, fire pond information and road access. **Driveway permit will be needed off of Cottage Road due to the driveway being paved.**
- Article 7.F.Illumination – During the Design Review discussion on May 20, 2014, the applicant's representatives mentioned they would like ground and path lighting. **Mr. Cilley will have the ground lighting added to the plan.**

**Beal's Associates Comments:**

**General Comments**

1. Paved connection to Cottage Road per note #6 on sheet 3 of 6; Note to comply with the Driveway permit process
2. Safe pedestrian proposal. Note that people will be shuttled or walk; walking to access other aspects of the property currently with no problems.
3. Parking. To be discussed with the Fire Chief for emergency vehicle access.

**Site Plans**

1. Layout of the parking. Note to include 40 cars or 10 busses fit in the current space for parking.
2. Fire suppression. In lieu of this, Fire chief sign off that the existing fire pond (3,000-feet away) is adequate. Will get letter from Fire Chief on fire suppression and note what will be used on the plan.
3. Solid waste disposal. Note to be added stating that they will be using an off site dumpster on abutting property owned by the applicant.
4. Building lighting. Cones of illumination to be shown on the plan and the walking path lighting to be shown on plan.
5. Waiver request; supported if boundary is determined. The board would like to see the deed for the property or survey of the property that depicts the rock wall as the boundary line for the proposed parcel.
6. Septic tank. Mr. Cilley will work with Christian Smith on this issue.
7. Construction Sequence. To follow the guidelines in the subdivision regulations within Article 4.2.

**Drainage Analysis**

1. Drainage design. Drainage will be noted and contained on the lot and not drained into the stream.

Mr. Cilley explained that the building will have a sprinkler system installed and he will note it on the plan that they will comply per the State regulations. Peter asked about the Geothermal and suggested that they might want to add a separate well for that so that there is not an issue with contamination of the drinking water. That will be looked at by G.O. Logic was asked why the building was not done back when the approval was granted and Mr. Cilley explained that the building was not designed yet. The walkway will be for the pedestrians and the delivery trucks, no personal vehicles will be allowed beyond the parking area, except for the overflow in the field.

Matt O'Malia presented the current design to the public in attendance.

Linda Stebbins; Karen Jensen; Sandra Gavutis; Phillip Mattera; Helgard Kirsch; Sandra Demaree; Jacob Soucy; & other residents in attendance.

Mr. O'Malia went through the different aspects of the building explaining the plans and what will be incorporated within the building. Function and design of the building will be geothermal and will work with the existing landscaping.

**Peter opened the meeting up to the public comment.**

Phillip Mattera, Hudson Drive asked if there is a plot plan that will show where the building is located in relation to Cottage Road and the residents. Mr. Cilley showed where the building would be located on the parcel. On page 3 of 6 he showed the existing driveway and the relationship to the surrounding parcels. Mr. Bragg asked how far the proposed building is off of cottage road and Mr. Cilley explained it is approximately 1000 feet. The only building in direct view of the proposed structure would be the cabin owned by the applicant.

Karen Jensen, Cottage Road, expressed that the traffic is a concern and it will affect around ten (10) houses. She believes that there will be significant impact. Mr. Cilley explained that they are not going to expand the current use of the property. She does not see a lot of traffic now, but was told there was a wedding venue planned and she is concerned about the traffic that will create. It was explained that the events are for the Pinnacle staff and family events, not the uninvited general public. Any private event and over 100 people, then they have to get a permit through the town.

The Chief of Police Michael Sielicki submitted a letter to the board and it was read into the meeting minutes by Peter. It stated that he sees no impact to traffic on Cottage Road, and that there is good visibility in both directions. Mrs. Jensen is concerned with the building of this size that the area will be used more by personal vehicles instead of the buses. There should be no more impact than what is already taking place on the property. Mr. Cilley informed the residents that they have 180 days of usage booked for this year. In the past there have been tents and chairs rented for the events and now that will not be necessary with the building. Mr. Bragg explained that the intent is to use it for some town functions. Peter asked if the intensity of the vehicles is going to remain the same and Mr. Cilley explained that they have recently held events with 550 people and it did not have any impact on the abutters or the traffic on Cottage Road. Linda Stebbins- Cottage Road she is concerned that the weddings or whatever event that is planned will require more than 40 cars. If the cars are over the 40 that the parking lot will hold where will they be parked, and that was answered by stating they will park in the field as they have in years past. Linda Stebbins commented that the common concern amongst the neighbors is that there will be more venues using the building and that would increase the traffic, where you would not be busing them in. Mr. Cilley explained that if it is a large Pinnacle program they would bus participants in.

Mr. Bragg reiterated that the use was already approved in 1994, and they are limited on the approval to having only having 12 gatherings per year that would require a permit. If there are any violations to the approval the selectmen should be notified. Mr. Bragg read the meeting minutes from 1994 to the members present and stated that this has been a usage since 1994. Bob explained that the traffic was a big part of the concern then as well. Peter if there was ever a change in the intent it would have to come back to the ZBA for an adjusted use. The 1994 approval did talk about a proposed building they are just ready to do the rest of the project now.

Jacob Soucy, Cottage Road. Stated that in 1994 there was just one building on the property, and now you will have 2. Will you be using the both of the structures? It was explained that the cabin is for the overnight only and that 7 people can sleep there. Mr. Cilley explained that they would likely eliminate the two (2) buildings on South Road to consolidate. Mr. Soucy explained that it is a 25 mph road and that is his biggest concern. Mr. Cilley indicated that the approval did indicate the traffic study and the board reduced the speed from 30 mph to 25mph on Cottage Road in 1994. If there are issues the police can be asked to watch the area. It was explained that this project is to give back to the community. This not the typical profit driven company. Mr. Soucy explained that the buses are going over 35mph, and he has had to call the police department to enforce the speed limit there. Every event will be tied to the Pinnacle Leadership Foundation. This will not be a hall that will be rented out to the general public, without Pinnacle's overview, the weddings performed there in the past have been for Pinnacle staff. The abutters were misinformed about the use of the building and felt better knowing that it was not a hall for rent to the general public.

It was also explained that the property cannot be sold and developed, they currently have a partnership with UNH and the farm stand and it will be an educational facility.

Sandra Demaree, Muddy Pond Road, asked if the Muddy Pond entrance be used, and that entrance will not be used for the building. Mr. Bragg liked the idea of an organized tour of the area.

Phillip Mattera, Hudson Drive, asked if there are any plans to create an entrance from the building lot on Hudson Drive to access the property. It was explained there are currently no plans for that.

**The public had no further comments. Public hearing was closed at 8:28pm.**

**Mike made a Motion for continuance to the July 15, 2014 meeting; seconded by Glenn all in favor.**

### **New Business:**

Land Use discussion- Robert Su Prescott

Mr. Prescott approached the board with the survey he has of his property.

He explained to the board that it has been in his family for a while and he gave the board the family history.

Mr. Prescott requested the meeting to see what could be done with the land and what would need to be done to create an additional lot or to sell a section of the land to the Town for the cemetery or for Grange parking. Joan Skewes was asked to bring up the information at the next ZBA meeting. There is a lot of history to this lot, it was once a post office and the general store. Mike asked if Mr. Prescott was averse to selling a section of the land to the town, and he is not. Possibilities that were discussed were to subdivide the property; Multi Family; In Law apartment; Condo's; selling a section to the town. Mr. Prescott was advised that if he wanted to ask the Town to purchase a piece it would have to be done through the Selectmen's office and would need to be brought up soon to be able to be put on the ballot for March 2015. He was also reminded that the septic would come in to questions with a multi-family, In Law or 2 family use.

### **OLD BUSINESS:**

Zoning Book Update- Theresa will look into it with Roxanne.

### **OTHER BUSINESS:**

Peter went to a meeting with the RPC on the demographics of NH and requested a copy for the town. He will distribute it when it comes in. It is someone's opinion, but there is a lot of good data included in it. NH currently has the lowest birthrate in the USA, and because of that we are an ageing population, we also have minimal minorities.

Seabrook Dog Track has been sold. There is talk of some sort of mall going there. Peter would like to ask Seabrook how far the water and sewer is going down 107. He informed the board that Seabrook in their current situation of development, is at 90% in water usage in the summer months. They are looking to pass an aquifer protection district in the coming election in March 2015. They are also looking to Hampton Falls for a water source, maybe getting water from them and in turn extending their sewers system in to Hampton Falls. Bob did comment that they indicated that they would be restricting the size of the buildings going forward on the North and South side of route 1, but not to the West.

***Approval of May 20, 2014 meeting minutes. Continued to next meeting.***

***Next Meeting –July 15, 2014***

**Motion to adjourn made by Mike at 9:25pm; seconded by Bob; all in favor.**

**Respectfully Submitted,**

**Kathleen T Felch, Planning Board Clerk**