

KENSINGTON PLANNING BOARD
TUESDAY, MARCH 20, 2018
MEETING MINUTES
Approved 4/17/2018

In attendance: Bob Solomon, Chair, Bob Wadleigh, Selectmen's Representative, Jim Thompson, Chris Chetsas, and Julie LaBranche, Rockingham Planning Commission Representative.

7:02 p.m. Chairman Solomon opened the meeting.

Mr. Charles Chapman, 4 Hickory Lane, a resident of Kensington for 14 years, asked if he could address the Board. Mr. Dingman, an abutting neighbor, recently passed away and Mr. Chapman is concerned about the eventual development of that property effecting the existing rural appearance of our Town. He questioned the Board on the number of building permits issued each year. He presented the Board with a copy of East Kingston's Growth Management Ordinance. The Board will review the material and consider whether or not it is an idea that the Town may be interested in pursuing. The Board thanked Mr. Chapman for his input.

The first agenda item was the Petition Article concerning Accessory Dwelling Units that was approved at Town Meeting. The Board needs to incorporate the wording into the existing ordinance. Ms. LaBranche contacted Attorney Margaret Byrnes at New Hampshire Municipal Organization. Attorney Byrnes stated that the authority and duty to incorporate the new changes into the current zoning ordinance does fall under the purview of the Planning Board. No public hearing would be necessary. After some discussion among the Board members about their concern that some of the wording from the petition is vague and conflicting, it was decided that the members would again review the petition and the current ordinance and send any questions or suggestions to Ms. LaBranche by Friday. After reviewing these suggestions, Ms. LaBranche will contact Town Counsel with our suggested wording changes and any questions on how to operationalize the new ordinance. Hopefully the reply from our attorney will be ready for the April meeting.

Mr. Wadleigh made a motion, seconded by Mr. Thompson, to proceed in this manner. Motion passed unanimously.

Resident Donna Carter asked the Board if they had received a response from the Department of Environmental Services concerning the septic design for the Conditional Use Permit requested by the Parsons. Ms. LaBranche responded that she had received a verbal response from DES that the Parsons do in fact need to have a new design for a larger system drawn up now to be prepared in the event the one currently in place fails.

Chairman Solomon informed the Board that the contractor at Osgood Road mentioned to Norman Giroux, our building inspector, that he had a concern with water pooling. Mr. Wadleigh informed the Board that it was because the grading had not been finished yet. Ms. LaBranche stated that John Ricci had also agreed with that statement.

Mr. Wadleigh informed the Board that a cease and desist order had been issued by the Board of Selectmen for Lot 3 of the Lambert Development. It was reported that truckloads of gravel had been removed. Dave Buxton, our Road Agent, spoke to the excavator driver. He was told that a design change had been made and a walk-out basement had been added. This apparent design change would create a change to the topographic plan that was included in the subdivision approval. Any changes to that approval should have been brought back to the Planning

Board. Ms. LaBranche suggested a memo to the Building Inspector to see if the building permit that was issued matches what was approved by the Planning Board.

Mr. Thompson made a motion, seconded by Mr. Wadleigh, to recommend to the Board of Selectmen that they request the lot owner to provide a new topographic plan and also to certify that the new design won't cause any drainage problems. Passed unanimously.

Chairman Solomon informed the Board that he had been notified by the Board of Selectmen that they had not been pleased that the Board voted to support the Warrant Article to establish a Heritage Commission. The Board agreed that it had over-stepped. Individual private citizens could support the petition but we should not have taken a formal vote.

Mr. Wadleigh made a motion, seconded by Mr. Thompson, to rescind the previous vote to support the Heritage Commission. Motion passed unanimously.

Two Planning Board members' terms will be expiring in April – Bob Solomon and Jim Thompson. Chairman Solomon informed the Board that he has served on the Board since 2001 and will not remain as a member going forward. The Board thanked Chairman Solomon for his years of service. Next month the Board will have to select a new chairman. Mr. Wadleigh informed the Board that he had been reappointed to serve as the Board of Selectmen representative to the Planning Board. Ms. LaBranche suggested that we need new members. Mr. Chetsas proposed that an ad for new members should be put on the Town's website.

Two changes were made to the February minutes. On the first page the language from the public hearing notice was added and on page 2 the wording of the condition to the approval was clarified. Mr. Thompson made a motion, seconded by Mr. Chetsas, to approve the February minutes with these changes. Motion passed unanimously.

8:27 p.m. Mr. Thompson made a motion to adjourn. Motion was seconded by Mr. Wadleigh and passed unanimously.

Respectively submitted,

Mary Smith