

KENSINGTON PLANNING BOARD  
TUESDAY, APRIL 17, 2018  
MEETING MINUTES  
*Approved 05/15/2018*

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

Building inspector Norman Giroux was also in attendance.

7:00p.m. Chairman Solomon opened the meeting. The first agenda item was a review of the Lambert Subdivision plan. A cease and desist order had been issued by the Board of Selectmen to the owner, Sal Ragonese, because truckloads of gravel had been observed being removed from lot 3. Mr. Ragonese has presented the Town with a road bond for Moulton Ridge Road to comply with the cease and desist order.

After this excavation, the grading of the lot was changed from the approved plan and caused ponding issues. Chris Albert from Jones & Beach Engineers spoke on behalf of Mr. Ragonese. Mr. Albert presented a plan to regrade the property to rectify the situation. He also stated that some of the water issues were due to construction being done when the ground was frozen. Mr. Wadleigh asked if the new plan will change the run off. Mr. Albert said that the new plan should make the area flatter and the run off would be to the back not the side. Mr. Thompson asked if the building plans had called for a walk out basement. Mr. Giroux responded that the walk out had been approved. The new plan needs to mirror the original one as close as possible although there was general concern about making any changes altering what was on the approved sub-division plan. Mr. Giroux expressed his concern that the septic system is now raised because of the amount of gravel that was removed. The septic design had been approved based on contours that are now changed. He also reported that he saw some water in the basement of the house. He wants to know if the perimeter drain needs to be used, where it will drain.

Mr. Thompson made a motion to have the site conditions reviewed by Dennis Quintal who completed the engineering review for the Lambert subdivision. Mr. Quintal will be requested to:

1. Quantify how much gravel has been removed from the lot.
2. Identify discharge points and flow from the house perimeter drains.
3. Check the grading for compliance with the septic design plan approved by NHDES.

Motion was seconded by Mr. Wadleigh and passed unanimously.

Mr. Thompson made a motion to accept Ms. LaBranche's suggestion that before any further building permits are approved any revised grading plans should be sent to the Planning Board for review. Mr. Wadleigh seconded the motion and it passed unanimously. The Board questioned whether or not correspondence is needed from the Board of Selectmen to remove the cease and desist order. Mr. Wadleigh will send Kathy Felch an email to notify the other BOS members that Mr. Quintal will send his report to the BOS so that the cease and desist order can be lifted if he has approved the plan. Mr. Albert said he would attend the May 7 Board of Selectmen meeting in case they have any further questions.

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Leslie Hansard, 3 Moulton Ridge Rd., has requested that the path of the swale for lot 6 of the Lambert subdivision be moved slightly so save the trees in order to maintain a privacy screen between the Lambert development and her property. Mr. Wadleigh told her that he had talked with Dave Buxton and Dennis Quintal and the plan would be to leave the trees. The Town has a 50 ft. wide drainage easement that would allow that to happen. Mr. Wadleigh will go to the property Wednesday afternoon.

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Next agenda item was a discussion on the location of the Tannery Way cistern. Kensington Fire Chief Jonathan True requested a change in the previously approved cistern location. Ms. LaBranche has been in contact with Christian Smith, Town Engineer, who met onsite with the contractor and confirmed that the developer is in agreement with the change in location that Chief True requested. Mr. Wadleigh made a motion, seconded by Mr. Chetsas, that Ms. LaBranche will notify Mr. Ricci that a new cistern easement will need to be filed to update the location. Motion passed unanimously.

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Mr. Thompson made a motion, seconded by Mr. Chetsas, to approve the March meeting minutes as written. Motion passed unanimously.

Bob Fee has notified the Board that he will be stepping down as an alternate Planning Board member. Glenn Ritter also notified the Board that he needs to step down from his position as member and would like to remain as an alternate. The Board will now be comprised of 3 members until any new members apply and are approved. Next month the Board will have to elect a chairman.

Ms. LaBranche asked if the new wording for the Accessory Dwelling Unit policy has been sent to Town Counsel for review. It hasn't been sent yet, but Mr. Wadleigh stated that he will make sure it will be on the agenda for the next BOS meeting.

8:34p.m. Mr. Wadleigh made a motion to adjourn. Seconded by Mr. Chetsas and passed unanimously.

Respectfully submitted,

Mary Smith