

TOWN OF KENSINGTON – PLANNING BOARD MEETING

Kensington Town Hall

95 Amesbury Road, Kensington, NH 03833

Tuesday, March 19, 2019 7:00pm

Meeting Minutes – Approved 05/21/2019

In attendance: Chris Chetsas, Chair; Jim Thompson, Member; Peter Merrill, Member; Mike Schwotzer, Member; Vanessa Rozier, Selectmen’s Representative; Julie LaBranche, Rockingham County Planning Commission Representative; Kensington Fire Chief Jon True

At 7:07pm, Chris opened the meeting. **At 7:08pm, Mike made a motion to open the public hearing on Cistern Regulations. Jim seconded, all voted in favor.**

Chris read the following aloud:

“Pursuant to NH RSA 675:6 and 675:7, notice is hereby given of a public hearing to be held by the Kensington Planning Board on Tuesday, March 19, beginning at 7:00 p.m. at the Kensington Town Hall, 95 Amesbury Road, Kensington, NH. The purpose of the public hearing is to amend the Kensington Land Use Regulations to incorporate new standards for installation of cisterns for fire safety protection in Article IV Site Plan Review Regulations by adding a new section 4.6.M and Article III Subdivision Regulations by replacing section 3.3.J.”

There was general conversation regarding permitting fees for general contracting.

Chief True gave an overview of the cisterns in town and the proposed cistern regulations. He explained that the goal is to have adequate fire protection throughout the town. There are ISO standards for cisterns and that insurance rates can fluctuate based on the presence of cisterns. Insurance costs could decrease for owners if existing cisterns are brought to compliance and new cisterns are installed when necessary. Chief True is working on grants for some of the costs of these projects. The proposed regulations would require that any new development/subdivision meets the FPA and ISO standards for these water supplies. Chief True explained that the \$75.00 fee is reasonable compared to other surrounding towns.

Vanessa asked if this would need to be signed off by an engineer. Chief True explained that he and the town engineer would approve this, or a fire protection engineer licensed in NH.

Jim asked why 4 copies are required. It was explained that one copy would be for the Planning Board, one for the Town, one for the Fire Chief, and a working copy that would go back to the developer or owner. There was brief discussion on the materials used for the cisterns based off of the 11-42 FPA standards.

There was discussion on how a subdivision is defined. Additional discussion on the number of cisterns in town that currently meet the proposed requirements and what the pump requirements are compared to the capability of the pump rates of the town fire equipment. After the discussion on subdivisions, it was determined that subdivisions of 3 lots or less are defined as a minor subdivision. A subdivision of 4 lots or more are considered a major subdivision. Chief True recommended that minor subdivisions would be handled on a case by case basis and would require a review by the Fire Chief to determine if there is a credible water supply nearby.

Chief True made a ballpark estimate of a 30,000 gallon cistern costing approximately \$50,000. Brief discussion on the possible ways that a cistern could be refilled if necessary. Members of the Planning Board expressed concern with requiring a lot owner to spend \$50,000 in order to subdivide their lots for development. Chief True stated that there are alternative options to the cistern and that is why he feels that the minor subdivisions should be addressed on a case by case basis. There was discussion on alternative options to cisterns such as sprinklers and ponds.

Julie suggested that the draft be amended to include the differentiation between major and minor subdivisions, and the requirement of a review of minor subdivisions by the Fire Chief who will work with the engineer to make a recommendation to the Planning Board. The definition of a credible water source should also be added.

Chris asked about the requirement of a minimum lifetime warranty of 25 years. It was clarified that the warranty must be from the installer. Discussion on who would be responsible in the event of a failures and performance bonds.

Mike pointed out that the bold statement at the top of page 1 has reversed references that would need to be corrected.

There will need to be an additional Public Hearing based on these changes. Prior to the next Planning Board meeting Chief True expects to have a report completed on the existing cisterns in town and the inspections of them. Chief True also asked that someone from the Planning Boards attends the All Hazard Mitigation Plan meetings. Mike volunteered to be the Planning Board Representative for this as long as his schedule does not conflict. Chris will be the backup in the event Mike cannot attend.

At 8:07pm, Mike made a motion to hold an additional public hearing on the Cistern Regulations due to substantial changes to proposed regulations. Jim seconded, all voted in favor.

At 8:07pm, Mike made a motion to close the Public Hearing. Jim seconded, all voted in favor.

Julie has not heard back from the Building Inspector about the tower on Rozencrantz property, but will follow up again.

Julie is continuing to update Site Plan and Subdivision Regulations. Mike asked how she is doing on her hours. Julie said she has approximately 42% left.

Brief discussion on Capital Improvements Plan. The new Chair of the Board of Selectmen has asked to talk about impact fees and deal with impact fees dealing with the CIP.

Noted that the agenda for this meeting says February not March.

At 8:16pm, Jim motioned to approve the minutes from the February 19, 2019 meeting amended to have Tuesday instead of Monday in the header. Mike seconded, all voted in favor.

Peter updated the Planning Board on recent discussions at the Rockingham Planning Commission.

- In January, there was education on recycling from a worldwide perspective. This is an issue the town is currently experiencing. Currently Kensington has single stream recycling. Peter recommended finding out if there is any way to defray the cost, and/or if are other processers willing to accept only glass, cardboard, etc. Discussion on single stream recycling. Vanessa said she is the liaison for the Board of Selectmen for recycling. She plans to form a committee to address this issue.
- The numbers of redlined bridges and roads were discussed.
- The Town of Hollis gave a presentation on ways to drive utility costs down and talked to police about having electric vehicles.

At 8:28pm, Jim made a motion to adjourn. Peter seconded, all voted in favor.

Respectfully submitted,

Chelsea Lalime