

TOWN OF KENSINGTON – PLANNING BOARD MEETING

Kensington Town Hall
95 Amesbury Road, Kensington, NH 03833
Tuesday, April 16, 2019 7:00pm
Meeting Minutes – Approved 05/21/2019

In attendance: Chris Chetsas, Chair; Jim Thompson, Member; Mary Smith, Member; Mike Schwotzer, Member; Vanessa Rozier, Selectmen's Representative; Julie LaBranche, Rockingham Planning Commission Representative

Chris opened the meeting at 7:04pm.

- Preliminary Conceptual Consultation (RSA676:4.IIa)
- 152 Drinkwater Road- Ross Engineering
 - Alex Ross of Ross Engineering, Mark Jacobs, David Baer, and landowner John Roth presented a Conceptual Review of plans for 152 Drinkwater Rd. Mr. Roth and Mr. Ross explained that this property has been in agriculture for 100 years. They are planning to demo the 21 stall facility that is dated and subgrade and plan to rebuild a new 14 stall facility in a different location on the property. Jim asked about the dirt being moved around recently on the property. Mr. Roth responded that the fencing was deteriorated and when replacing the fencing, they realized the property needed to be regraded because there were also drainage issues. There was discussion on a fire pond on the property, current use, and an easement. All will need to be investigated further by the landowner. Mr. Roth asked the Planning Board for suggestions on what he needs to continue to process. Julie and Vanessa asked for clarification on the existing structures compared to the proposed new structures (ex: number of structures, square footage) and that the driveway material be included in the site plan. There was discussion on the use of the property and how it fits in to agricultural use. The Board will need to review further before making a determination on how this should be handled as it could require a site plan or special exception. The Board suggested that the landowner provide a summary to the Board in writing of the proposed vs. existing buildings and use, along with a copy of the plan and easement from the Society of Protection of NH Forests.

At 8:01pm, Mike made a motion to open the public hearing. 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."

Julie reviewed the changes that were made based on the discussion at the last meeting.

Mary pointed out that a statement should be added to Section 1, Applicability, to read after NFPA 1142 or most recent editions as adopted by the NH State Fire Code SAF-C-6000. **At 8:08pm, Jim made a motion to accept the Kensington Fire Protection/Cistern Regulations – Site Plan Review and Subdivision with Mary's suggested change. Mike seconded, all voted in favor. At 8:09pm, Jim made an amendment to his previous motion to accept and adopt the Kensington Fire Protection/Cistern Regulations – Site Plan Review and Subdivision. Mike seconded, all voted in favor.**

At 8:10pm Mike made a motion to close the public hearing. Jim seconded, all voted in favor.

- Tower Inquiry-South Road
The building inspector has no records asking for building permit and doesn't believe the tower has been expanded.

OTHER BUSINESS:

Vanessa informed the Board that she has been looking into the possibility of establishing impact fees for the town. She provided an explanation of what impact fees are and how they could benefit the town. There was discussion by the Board on this topic. Julie will contact Bruce Mayberry for a ballpark estimate of the cost of having a Municipal Impact Fee Study completed. It was also suggested that a Build Out Analysis be completed to research the town's potential for growth as the cost is typically lower than the Municipal Impact Fee Study.

Mike requested that the approval of the Meeting Minutes from March 19, 2019 be postponed until the next meeting.

The next Planning Board meeting will be on May 21, 2019.

At 8:45pm, Mary made a motion to adjourn. Jim seconded, all voted in favor.

Respectfully submitted,

Chelsea Lalime