

Kensington Planning Board  
Minutes  
October 19, 2022

**Date:** October 19, 2022

**Place:** Kensington Town Hall, 95 Amesbury Road

**Members Present:** Vanessa Rozier- Chair, Marty Silvia, Mike Schwotzer, Justin McLane, Josh Preneta, Bob Solomon- Selectmen Representative, Glenn Greenwood- Town Planner

**Members Absent:** Mary Smith- Vice Chair

**Opening:**

Mrs. Rozier opened the meeting at 6:30 p.m.

**Public Hearing for Arthur Bonnevie with a physical location of 10 French's Lane, Kensington, NH further identified as Map 11 Lot 40-8 have submitted a Conditional Use Permit Application for an Accessory Dwelling Unit in accordance with Article III, Section 3.2.3 of the Zoning Ordinance for the Town of Kensington.**

**MOTION:**

Mr. Schwotzer made a motion to open the public hearing. Mr. Silvia seconded. All in favor, the motion passed 6-0-0.

Mrs. Rozier shared that Mrs. Smith brought forward a concern about how many times an applicant can request a continuation for a public hearing before the abutters have to or should be re-notified of the hearing. Mr. Greenwood said that there was no restriction as to how many times an applicant can continue the hearing and noted that he has been in contact with Mr. Bonnevie who requested the continuation due to him still waiting on a septic plan for the ADU.

**MOTION:**

Mr. Schwotzer made a motion to continue the public hearing for Arthur Bonnevie's Conditional Use Permit Application for 10 French's Lane until November 16, 2022 Planning Board Meeting. Mr. Preneta seconded the motion. All in favor, the motion passed 6-0-0.

Mrs. Rozier closed the public hearing.

**Public Hearing for Gregory Loyd, on Wild Pasture Road, Map 9 Lot 13-2 to remove and trim trees on Kensington's Scenic Road Wild Pasture Road to obtain utilities for his property; Pursuant to RSA Chapter 231:157 and RSA 231:158**

**MOTION:**

Mr. Schwotzer made a motion to open the public hearing. Mr. Preneta seconded the motion. All in favor, the motion passed 6-0-0.

Ms. Olsen shared that she has not received new information from Mr. Loyd and noted that last month he was trying to work something out with his neighbor so that he didn't have to cut trees down. She noted that she will reach out to Mr. Loyd for an update on Monday Morning.

**MOTION:**

Mr. Schwotzer made a motion to continue the public hearing for Gregory Loyd's Scenic Road Utility Permit until November 16<sup>th</sup>. Mr. Silvia seconded the motion. All in favor, the motion passed 6-0-0.

**Workshop:**

The board decided to table the subdivision regulation review until next meeting to allow for further review by members.

The board members discussed possible changes to the Zoning Ordinance as the last day to accept petitions to amend the Zoning Ordinance is on December 14, 2022 and the last day for the planning board to hold a public hearing on the matter is on January 16, 2023.

The board talked about possible changes to the following portions of the Zoning Ordinance: septic specifications for the Accessory Dwelling Units, Home Occupations, Intent to Cut, Short Term Rentals, Zoning Ordinance Enforcement and Building Setbacks from Wetlands. Mr. Greenwood and Ms. Olsen were going to work on drafting various changes to the sections as requested by board members.

**Review of Minutes:**

Mr. McLane noted that line 214 on page 6 should say Mr. McLane and not Mr. Preneta.

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81 **MOTION:**

82 Mr. McLane made a motion to accept the minutes as amended. Mr. Preneta  
83 seconded the motion. Mrs. Rozier and Mr. Schwotzer abstained, all else in  
84 favor, the motion passed 4-0-2.

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86 Mrs. Rozier noted that the next workshop meeting is on November 2<sup>nd</sup> to  
87 review the second half of the subdivision regulations along with reviewing  
88 possible warrant articles for zoning ordinance changes. She added that the  
89 next regular public hearing meeting will be on November 16<sup>th</sup>.

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91 **MOTION:**

92 Mr. Silvia made a motion to adjourn. Mr. Schwotzer seconded the motion.  
93 All in favor, the motion passed 6-0-0. Meeting ADJOURNED at 8:20 p.m.

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96 Respectfully Submitted,

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98 Colleen Olsen