

Kensington Planning Board
Minutes
November 16, 2022

Date: November 16, 2022

Place: Kensington Town Hall, 95 Amesbury Road

Members Present: Vanessa Rozier, Mary Smith, Marty Silvia, Mike Schwotzer, Justin McLane, Bob Solomon- Ex Officio, Glenn Greenwood- Town Planner

Members Absent: Josh Preneta

Opening:

Mrs. Smith opened the meeting at 6:34 p.m.

Mrs. Rozier joined the meeting at 6:35 p.m.

Joan Skewes with a physical location of 132 Drinkwater Road, Kensington, NH, further identified as Tax Map 15, Lot 15, has 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 for Joan Skewes Conditional Use Permit for her property located at 132 Drinkwater Road and further identified as Tax Map15, Lot 15. Mrs. Smith seconded the motion. All in favor, the motion passed 6-0-0.

Mrs. Skewes explained that she is looking to build a detached, single story, 1 bedroom Accessory Dwelling Unit (ADU). She noted that the ADU will have its own septic system, which has been state approved, and added that the building will share electric and water services. She explained that the gravel driveway has lots of available parking.

Mrs. Rozier went over the checklist criteria. She noted that Mrs. Skewes has presented all information that was asked for. Mrs. Rozier asked if Mr. Greenwood had any comments on the application. Mr. Greenwood said that he did not have any comments on the application.

Mr. Schwotzer asked if Mrs. Skewes could revise her site plan to include a North arrow as it is unclear which direction North is.

MOTION:

Mr. Schwotzer made a motion to accept the application as complete. Mr. McLane seconded the motion. All in favor, the motion passed 6-0-0.

Mr. McLane asked if there was going to be a basement. Mrs. Skewes explained that there will be a basement. Mr. McLane asked if there was going to be any proposed living space down in the basement. Mrs. Skewes said that they were not planning on having living space in the basement. The board agreed to add a condition of approval that any additional living space that will be created will need a new Conditional Use Permit Application.

Mrs. Rozier asked if Mrs. Skewes could revise her plans to also include dedicated parking for both the ADU and primary house. Mrs. Skewes had no issue with revising the plan.

Mrs. Smith asked what the size of the lot was? Mrs. Skewes responded and said that the lot is 11 acres in size.

Mrs. Rozier opened the meeting to public comment. No public was present so Mrs. Rozier closed the meeting to public comment.

MOTION:

Mr. Schwotzer made a motion to approve the Conditional Use Permit application submitted by Joan Skewes. The subject property is identified as 132 Drinkwater Road and is further identified as Kensington Tax Map 15, Lot 15. The following conditions apply:

1. The site plan be revised to include a North arrow as well as four (4) dedicated parking spaces
2. Any additional living space that will be created will need a new Conditional Use Permit Application

Mrs. Smith seconded the motion. All in favor, the motion passed 6-0-0.

MOTION:

Mr. Schwotzer made a motion to close the public hearing for Joan Skewes Conditional Use Permit for her property located at 132 Drinkwater Road and further identified as Tax Map 15, Lot 15. Mrs. Smith seconded the motion. All in favor, the motion passed 6-0-0.

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

85
86 **MOTION:**

87 Mr. Schwotzer made a motion to open the public hearing for Arthur
88 Bonnevie's Conditional Use Permit Application for his property located at
89 10 French's Lane. Mr. McLane seconded the motion. All in favor, the
90 motion passed 6-0-0.

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92 Mr. Greenwood noted that he received a request for continuation from Mr.
93 Bonnevie due to having issues getting a septic plan.

94
95 **MOTION:**

96 Mr. Schwotzer made a motion to continue the public hearing for Arthur
97 Bonnevie's Conditional Use Permit Application for his property located at
98 10 French's Lane until December 21, 2022.

99 *Comment from the board:*

100 Mr. Greenwood noted that the original email had asked for a continuation
101 until the December meeting but Mr. Greenwood noted that both himself and
102 Mr. Bonnevie agreed to continue until January 18, 2023 to allow for review
103 of the plans. Mr. Greenwood noted that Mr. Bonnevie agreed to notice the
104 abutters again due to the multiple continuations.

105 Mr. Schwotzer rescinded his motion.

106
107 **MOTION:**

108 Mr. Schwotzer made a motion to continue the public hearing for Arthur
109 Bonnevie's Conditional Use Permit Application for his property located at
110 10 French's Lane until January 18, 2023. Mr. McLane seconded the motion.
111 All in favor, the motion passed 6-0-0.

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113 Mr. Schwotzer asked about the application for Mr. Loyd. Ms. Olsen noted
114 that she had received an email from Mr. Loyd requesting to withdraw his
115 application. He noted that he will resubmit again once he is ready.

116
117 **Workshop:**

118 The board had discussions regarding the intent to cut with Joan Skewes.
119 Mrs. Skewes suggested that a checklist for intent to cut be submitted and

reviewed by the town to see the locations of trees being removed as well as seeing if there are any wetlands on site.

The board also discussed changes to the ADU application checklist which included getting rid of the repeating words “Building setbacks (if addition to existing structure)” as well as requesting for copies of the owner’s tax card, any easements of record as well as their deed.

The board also reviewed the revised subdivision regulations. They worked on addressing any comments that were left on the document.

Mr. McLane left the meeting at 8:00 p.m.

MOTION:

Mrs. Smith made a motion to submit the revised subdivision regulations to public hearing on December 21, 2022. Mr. Schwotzer seconded the motion. All in favor. The motion passed 5-0-0.

New Business:

Dues for Rockingham Planning Commission (RPC): Ms. Olsen shared that she received a letter from RPC requesting yearly dues.

MOTION:

Mr. Silvia made a motion to approve the dues to RPC in the amount of \$2,123.00 for the fiscal year 2023. Mr. Schwotzer seconded the motion. All in favor, the motion passed 5-0-0.

Warrant Article Review:

Ms. Olsen presented the revised warrants to the board. The board had various discussions in regards to the warrants. The following information will be moved to public hearing.

Amend section 9.1.4 to read: “The Board of Selectmen, or their agent, shall be responsible for the enforcement of the provisions and conditions of the Town of Kensington Zoning Ordinance and any permits that are granted from the above town land use boards.”

Delete existing language in Section 6.1.6.C to be replaced with: “No structure shall be constructed within 100 feet of Hydric A soils.”

Delete existing language in Section 6.1.6.D to be replaced with “No structure shall be constructed within 50 feet of Hydric B soils.”

Delete existing language in Section 3.2.3.4.g and replaced with the following: The applicant for a permit to construct an accessory dwelling unit shall make adequate provisions for water supply and sewage disposal for the accessory dwelling unit in accordance with RSA 485-A:38, but separate systems shall not be required for the principal and accessory dwelling units. In order to comply with this paragraph and prior to constructing an accessory dwelling unit, an application for approval for a sewage disposal system shall be submitted in accordance with RSA 485-A as applicable. The approved sewage disposal system shall be installed if the existing system has not received construction approval and approval to operate under current rules or predecessor rules, or the system fails or otherwise needs to be repaired or replaced.

In order to determine if an existing State-approved septic system is properly functioning, the property owner shall have the system inspected by a NH licensed septic inspector and provide a report of the inspection results at the time of application for an accessory dwelling unit.

Mr. Greenwood is to present the board with a revised section for Home Occupations.

MOTION:

Mr. Silvia made a motion to move the following amendments of sections to public hearing on December 21, 2022:

Section 9.1.4

Section 6.1.6.C

Section 6.1.6.D

Section 3.2.3.4.g

Home Occupation CUP

Mrs. Smith seconded the motion. All in favor, the motion passed 5-0-0.

Review of Minutes:

No corrections were found to the minutes of October 19, 2022.

MOTION:

Mr. Schwotzer made a motion to accept the minutes of October 19, 2022 as written. Mr. Silvia seconded the motion. Mrs. Smith abstained, all else in favor, the motion passed 4-0-1.

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201 **MOTION:**

202 Mr. Schwotzer made a motion to adjourn the meeting. Mr. Silvia seconded
203 the motion. All in favor, the motion passed 5-0-0. Meeting adjourned at 9:20
204 p.m.

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207 Respectfully Submitted,

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209 Colleen Olsen