

KENSINGTON PLANNING BOARD
TUESDAY, December 19, 2017
MEETING MINUTES – APPROVED 1-16-2018

In attendance: Bob Solomon, Chair, Bob Wadleigh, Selectmen's Representative, Jim Thompson, Glenn Ritter, Chris Chetsas, Bob Fee and Julie LaBranche, Rockingham Planning Commission Representative.

Nine residents were in attendance. Attendance sheet is attached.

7:02 p.m. Chairman Solomon opened the meeting. First item on the agenda was the application from Peter Kuegel for a Driveway Permit off Round Hill Road. Julie LaBranche and Kathy Felch prepared an extensive packet of information which was sent to the Town's attorney. Since the Planning Board cannot act until the attorney's advice has been received, Chairman Solomon apologized to those in attendance who had come expecting to discuss the application further. Mr. Thompson made a motion to continue the driveway permit application review until the Board receives a response from our attorney. Motion was seconded by Mr. Chetsas and passed unanimously.

The second item was a discussion on the inspection of the Kuegel Gravel Pit. An inspection was completed by the Town's Engineer, Christian Smith of Beals Associates, to review the status of the reclamation. He was accompanied by Selectman Bob Wadleigh. Chairman Solomon read the report out loud. Mr. Smith reported that the pit looked very good. Ms. LaBranche asked Mr. Kuegel if all excavation had ceased. He responded that there has been no equipment on the property for 6-8 years. After some questions from the audience, Selectmen Wadleigh stated that the engineer's report would be sent to the Town's Attorney and he would inform us what the next step should be.

Resident Paul Bunnell presented the Board with a copy of a Reclamation Plan from 1999. He questioned why some of the items agreed upon had not been completed. Approximately two years ago an amended plan was worked on by the Town's attorney and Mr. Kuegel's attorney which superseded the 1999 Plan.

Kathy MacQuarrie asked if the status of Round Hill Road had been determined yet. This is one of the subjects that the attorney is currently reviewing. The Board again stated that we cannot proceed any further until we get a response from our attorney. Pam Welsh asked if, as abutters, residents could review the package that was sent to the attorney. The documents presented to the Board by Donna Carter on behalf of Peter Kuegel may be reviewed. However, some of the other material may be considered confidential. Mr. Thompson made a motion to defer determination of the Reclamation status until a report containing the State's Reclamation Plan, The Town's Reclamation Plan from 1999, and the joint opinion from Mr. Kuegel's attorney and The Town's attorney that was done approximately two years ago is compiled and reviewed. Motion was seconded by Mr. Chetsas and passed unanimously.

Paul Bunnell questioned who the Town Overseer for Reclamation is. The Planning Board makes a recommendation to the Board of Selectmen based on the reports received from the Town Engineer.

(Mr. Ritter left the meeting at 7:40p.m.)

The next item on the agenda was setting the date for a public hearing on the Citizens' Petitioned Warrant Article. Chairman Solomon first read aloud the petition. The required number of signatures of registered

voters appeared on the petition. The date of January 11 was agreed upon with a snow date of January 16. The Planning Board will preside over the hearing. The petitioners will be allowed to speak and public comment will be taken. The Planning Board will then issue its opinion on whether or not to recommend the article. The opinion will be stated on the ballot and the article will be worded exactly as presented tonight. Mr. Thompson made a motion to schedule the Public Hearing for January 11, 2018, with a snow date of January 16, 2018. Motion was seconded by Selectman Wadleigh and passed unanimously.

The Board reviewed the minutes for the November meeting. The only change was to note that attachments would be included with the minutes. Mr. Thompson made a motion to approve the minutes with that change. Motion seconded by Selectman Wadleigh and passed.

Chairman Solomon asked if anyone had any further items to discuss. Ms. LaBranche informed the Board that she had become aware of a resident advertising a unit for rent on Airbnb. The owner was never given approval for an Accessory Dwelling Unit and based on the description of the property it does not conform to the Town's ADU policy. Ms. LaBranche will forward the information to the Board of Selectmen to enforce this issue.

8:10p.m. Mr. Thompson made a motion to adjourn, seconded by Selectman Wadleigh and passed unanimously.

Respectfully submitted,

Mary F. Smith

6

Meeting Date: 12/19/17

Location: Town Hall

[illegible]