

KENSINGTON PLANNING BOARD MEETING
Virtual Meeting due to COVID-19
TUESDAY JULY 21, 2020 – 7:00pm
Meeting Minutes - Approved - 08/18/2020

In attendance: Rob Chase, Chair; Mary Smith, Vice Chair; Peter Merrill, Member; Therese Wallaga, Member; Mike Schwotzer, Member; Christine Ouellette, Alternate; Julie LaBranche, Rockingham Planning Commission
All parties were alone for the virtual meeting.

At 7:03pm, Robert called the meeting to order. At the time the meeting started, there were 13 participants on the call. Robert read through the NH Checklist for Virtual Meetings and took roll call.

At 7:10pm, Mike made a motion to allow Christine to act as full member for the duration of the meeting. Mary seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, and Rob voted yes.

At 7:11pm. Mary made a motion to open the public hearing. Mike seconded. ***A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Christine voted yes, and Rob voted yes.***

Therese Wallaga joined the meeting at 7:12pm.

After it was noted that each hearing needs a separate motion for a hearing, Mike motioned to close the public hearing at 7:15pm. Therese seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.

At 7:15pm, Rob made a motion to open the public hearing for Pinnacle Leadership Foundation and read the following aloud: Pinnacle Leadership Foundation, to seek approval for a Boundary Line Adjustment. Said property is located at 199 South Road in the Town of Kensington, NH identified by the Town Tax Map as Map 3 Lot 37 to contain 6.577 acres and Map 6 Lot 13 to contain 22.076 acres. Adjusted acreage 5.164. Mike seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.

- Bruce Cilley provided a brief overview the Board, explaining that the second plan set sent to the Board was due to a typo on the first plan set. Additionally, Mr. Cilley pointed out that the lot in question is located at 255 South Rd, with ownership at 199 South Rd. Due to this clerical error, the hearing was not properly noticed and cannot continue. The Planning Board agreed to take responsibility for the charges to re-notice for another meeting. ***At 7:31pm, Rob made a motion to close the public hearing for Pinnacle Leadership Foundation. Mike seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.***

At 7:33pm, Rob made a motion to open the public hearing for Kenerson Family Trust and read the following aloud: Kenerson Family Trust, 224 South Road, Map 2 Lot 19 to seek the approval for a Boundary Line Adjustment with Amy L Sanderson Revocable Trust, 1 Olivia Lane, Map 3 Lot 54-1. This boundary line adjustment will adjust the lot size on Map 2 Lot 19 to contain 2.466 ac and Map 3 Lot 54-1 to contain 4.151 acres. Adjusted acreage .24. Mike seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.

- Brian Kenerson addressed the Board representing the Trust and provided a summary of the boundary line adjustment. This was the driveway that goes between two lots. The Trust wishes to add the width of 15 ft (the driveway) to the lot at Map 2 Lot 19 to contain 2.466 ac and Map 3 Lot 54-1 to contain 4.151 acres. Rob said that he had received a letter from Christian Smith, Town Engineer, stating that he had no concerns about this boundary line adjustment. Julie pointed out that the surveyor's stamp will need to be added to the plan. There was also a lack of clarity showing the existing area and the revised area and where the new bounds will be. There was discussion on a current stone wall existing on the property and drill holes as boundary markers. It was suggested that the surveyor install another marker to the right of the L12 designation. Rebar would need to be set to monument the new boundary lines so that all corners of the new

lot are delineated. **At 7:51pm, Mike made a motion to approve the application for the lot line adjustment to adjust the lot size on Map 2 Lot 19 to contain 2.466 ac and Map 3 Lot 54-1 to contain 4.151 acres conditional upon the monumentation added at the approximate location of L12 on the map, that the map be updated with new monument, and the surveyors stamp and certification of monumentation are all completed and provided, and when the items are received and approved by the Chairman, he has power to sign the Mylar for the Board. Mary seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.**

- **At 7:52pm, Rob made a motion to close the public hearing for the Kenerson Family Trust. Mike seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.**

At 7:53pm, Rob made a motion to open the public hearing for Karen Monique Martell and read the following aloud: Karen Monique Martell, to seek the approval for a Boundary Line Adjustment. Additionally, seeking a waiver from Zoning Ordinance 3.3 B2 and an amendment to the subdivision. Said property is located at 285 North Haverhill Road in the Town of Kensington, NH identified by the Town Tax Map as Map 13 Lot, 9.217 acres and Map 13 Lot 3-2, 3.97 acres. There was brief discussion that there was no lot number for the first property in the notice. The map and lot were not clearly denoted on the plan. Julie noted that a waiver to the 100ft width lot requirement. There was a note in the application, but no separate written waiver request. It was determined that this hearing will need to be re-noticed and heard at another meeting. **There was no second on the motion.**

At 8:06pm, Rob made a motion to close the public hearing. Mike seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.

At 8:07pm, Rob made a motion to open the public hearing and read the following aloud: Amendments to the Kensington Land Use Regulations: Article IV Site Plan Review Regulations to replace the current 4.8 Performance Bond section with a new 4.8 Performance Guarantee Requirement, and to replace Article III of the Subdivision regulations, section 3.2 O- Security with a new section 3.2 O- Performance Guarantee Requirement. Mike seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.

- The changes were previously approved, and there have been no changes made since last month. There were no comments from the public and there were no further comments from the Board.
- **At 8:09pm, Mike made a motion to amend Kensington Land Use Regulations: Article IV Site Plan Review Regulations to replace the current 4.8 Performance Bond section with a new 4.8 Performance Guarantee Requirement, and to replace Article III of the Subdivision regulations, section 3.2 O- Security with a new section 3.2 O- Performance Guarantee Requirement. Mary seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.**

UPDATES ON PRIOR BUSINESS:

Status Report on Existing Projects

- 152 Drinkwater – Rob reported that the construction project is proceeding. Christian Smith, Town Engineer has been on site multiple times and has reported that they have completed everything they were supposed to do so far.
- Buxton Subdivision – Rob reported that he is waiting on the Mylar from Peter Landry, which should be expected soon.
- Kaneb Lot Line Revision – Rob reported that those were signed last week and were delivered late last week to the registry.

Update on Proposed Fee Schedule and associated Procedure Document Changes

- The proposed fee schedule was approved by the Board of Selectmen after a public hearing on June 29, 2020. There were no changes made, so it was approved as the Planning Board had approved it. This went into effect on July 1, 2020.

Update on two-tier structure for RPC Circuit Rider Contract

- The RPC Circuit Rider Contract was approved by the Board of Selectmen after a public hearing on June 29, 2020. There were no changes made, so it was approved as the Planning Board had approved it. This went into effect on July 1, 2020.

Subcommittee Updates

- Growth Management – Rob reported that he and Julie have spoken about her experiences in other towns. There is still work to do and more progress to be made.
- Application Process Improvement – There is no update on this at this time.

OTHER BUSINESS:

Discuss creating short list of zoning ordinance amendments for 2021 Town Meeting

- Julie is working on creating a list of Zoning Ordinance Amendments for the 2021 Town Meeting. There was conversation surrounding vague language that impacted a previous application and unclear requirements pertaining to wetlands. There was additional conversation about requirements for a forester.

Approve Minutes from June 16, 2020 Meeting

- ***At 8:21pm, Mary made a motion to approve the minutes from June 16, 2020 as is. Mike seconded. motioned to approve the minutes as is. Mike seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.***

Mike reported that the 152 Drinkwater Rd appeal for review of conditions has been withdrawn from the ZBA.

It was determined that It was determined that there is not enough time to notice in the paper for a special meeting in 2 weeks to address the 2 hearings that were improperly noticed for tonight.

The next meeting will be on Tuesday, August 18 at 7:00pm.

At 8:29pm, Rob made a motion to adjourn. Peter seconded. A roll call vote was taken by Rob. Mary voted yes, Peter voted yes, Mike voted yes, Therese voted yes, Christine voted yes, and Rob voted yes.

Respectfully submitted,

Chelsea Lalime