

**Planning Board Meeting
Town of Kensington, NH
Tuesday, May 17, 2011
7:30pm**

Meeting Minutes-Approved June 21, 2011

In attendance: Kate Mignone; Chairman, Glenn Ritter; alt, Joan Whitney, Jim Thompson; alt. Peter Merrill; Vice Chair, Dylan Smith; Rockingham Planning Commission Circuit Rider

Chairman, Kate Mignone, called the meeting to order at 7:38pm.

Kate then informed all in attendance that the Lot Shape Regulation will be held next meeting on June 21, 2011, and then turned the meeting over to NROC. (**Natural Resources Outreach Coalition**)

Amanda Stone introduced herself and gave a brief explanation of what NROC is and does. Amanda informed all present about the Piscataqua Regions Estuaries Project for all towns close to the watershed area. The presentation will contain recommendations for how plans can be created in Kensington. After the presentation there will be some facilitation to see what people present would like to focus on.

Presentation by NROC (Natural Resources Outreach Coalition)

Phil Osher did a brief explanation and started with the presentation of the Estuaries Project, which contains all towns in NH. This project looked at the environmental effects, and then put together recommendations for Kensington. Why should Kensington invest in open space, and what does development and commercial development mean. Phil started with statistics for Kensington:

- Kensington currently has 2096 people
- This is a 44% increase from 1990-2000
- Total Land area 7668 acres 12 square miles
- Population density 175.8 people per square mile in Kensington
- Population densities are 144.7 people per square mile overall in NH
- Hampton Falls, East Kingston, and Barrington all have similar density.
- Tax rate 18.87
- Equalization ratio 113.9
- 94% of the town is residential
- Prime farm soil, not a lot of surface water. 1473(19%) 5th highest in Rockingham County.
- 10% in the state dairy farming, a lot of rich soils and ranked high state wide.
- Current use 3616 acres (47.2% , 176 parcels, 121 owners)
- About ½ of the land is in current use, which is typical for the state.
- Current Use has declined by 19% since 1993
- Conservation and publicly owned lands 1270 acres 16.6% 2004, 7% in county 79th in NH
- Considerate amount conserved, some is public ownership which is not permanent.

It was indicated that the Natural Resources Chapter of the Master Plan should have considerations for wildlife, and land conservation. A Wildlife Action Plan would help the town to map out where the habitats are and how to protect them. Buffers were discussed and where

Kensington is in relation to surrounding towns. Water protection was discussed and the planning board is in the process of adopting an Aquifer Ordinance. Many studies were relayed to the people in attendance. More detailed information on the studies will be available soon on the Planning Board Web page.

The facilitation stage of the presentation was for gathering information that was just learned and indicating what would be the most important needs to address. The report that NROC will produce for the town can be used in the bulk of the master plan. It was indicated that there are a few grants available for the town to create maps that will indicate where the wildlife, wetlands, soils, and aquifers are in the town. Buffers for Kensington were discussed and a broad barrier would not be beneficial to the town, and would not work for certain circumstances. A set back is about distance and says nothing about leaving the vegetation alone. A buffer means that the vegetation and all around that area within the buffer is left alone. Shrubs and trees tend to be the best vegetative buffers; lawns are not considered a buffer. Storm water drain off was discussed and it was stated that UNH has storm water treatments that are more innovative for the towns to use as guides.

The group indicated that they would be willing to come back to the Town. They will be doing a report on what was discussed and will email it to the town.
9:22pm presentation ended.

Public Hearing

Lot Shape Regulation:

Tabled. The board will not be voting on the Lot Shape Regulation until the June 21, 2011 meeting.

New Business

Nomination for Rockingham Planning Commission.

Kate nominated Joan Whitney for the Rockingham Planning Commission. Peter seconded all in favor.

Joan explained to the new members that they are able to join the Planning Commission as well, and what the commitment level would be if they were interested.

Driveway Permit:

7 French's Lane- Joan presented a driveway permit for 7 French's Lane that David left with her before the meeting. There is a condition noted on the application that a culvert is required for the permit. Peter expressed that he was not inclined to pass something that didn't have a sketch. Joan indicated that there is a house on each side of it. Peter indicated that the applications usually have a sketch on them, and this one did not. Dylan suggested that Kathy contact David and make a reference to the Zoning Article for Driveway's. The board will discuss the permit at the next meeting.

Rockingham Planning Commission Dues:

The board voted on the payment of the Rockingham Planning Commission dues that are applied yearly for \$1962.00. These fees are for the continued general operation for the planning commission.

Planning board approves the funds to be paid Motion made by Kate, seconded by Joan, and all in favor.

Old Business

Master Plan- Vision and Land use Chapters, existing and future.

Dylan did a draft map of the existing land use for the board to view. He used the existing arials to show the board where certain areas were in town. The map indicated where homes and land areas were in town. Dylan will bring in blank maps for the next meeting and the board can go through with crayons and mark up the copies. Kate asked if the Conservation Commission should be involved in this and Dylan said that would be a good idea.

Peter asked if the maps could be accessed electronically. Dylan indicated that they will be electronic and were handed out in 2008 when it was done for the entire region, but needs to be updated for 2010. Dylan will be doing a sub section from the map.

Dylan will be going through the survey and the forum and try to extract information from those things to craft into the master plan. Dylan indicated that the board could manipulate it so that it can be broad or precise. He will draft a plan at RPC and bring a blank one to work on.

Various ideas were discussed from the master Plan responses and how the board can complete those suggestions.

Aquifer Protection District Overlay Ordinance

The board didn't discuss this and the earlier presentation gave Dylan some ideas to incorporate into it. Dylan will get another example for the board to review at a later time.

Other Business:

Approval of April 19, 2011 meeting minutes: tabled not enough members present from meeting to vote on.

Next Meeting June 21, 2011:

Lot Shape Regulation; Vision and Land Use Chapters; Aquifer Protection Ordinance.

Joan moved to adjourned, Kate seconded all in favor.

Meeting adjourned 10:19pm.

Respectfully submitted,

Kathleen T Felch, Planning Board Clerk