

**Kensington Planning Board
Town of Kensington, NH
Tuesday June 21, 2011
APPROVED- August 16, 2011**

In Attendance: Michael Schwotzer, Joan Whitney; Glenn Ritter-alt; Kevin Rosencrantz Sr.; Selectmen's Representative filling in for Stefanie Johnstone, Kate Mignone-Chair, Dylan Smith- Rockingham Planning Commission Circuit Rider

Kate Mignone called the meeting to order at 7:34pm.

New Business:

Driveway- 8 Hoosac Road- Map 11 lot 40-7; owner Dan Cohen.

David approached the board for the driveway permit at 8 French's Lane. One of the contractors drew up a sketch of the proposed driveway and turned it in to David for the board's review.

David was at the property today and is okay with the sketch. The board looked over the sketch and David told of the plans for the pipe and swales. Michael asked if everyone is now using the ADS pipes. David indicated that they are.

Michael made a motion to approve the driveway permit for 8 French's Lane as presented. Joan seconded; all in favor. Approved.

Driveway- 63 Moulton Ridge Road- Steve Smith Map 10 Lot 3 –

Steve Smith approached the board with David to explain the driveway permit application for 63 Moulton Ridge Road.

Mr. Smith would like to put driveway in for a woodlot. Mr. Smith handed out a letter to the board to explain why he needs the driveway permit. David indicated that Charles Moreno would be doing the work on the property and he is currently doing other lots in the town. Joan asked if Mr. Smith would be taking down a stone wall to gain access and Mr. Smith responded that he would, but all would be replaced except for about 12 feet. Mr. Smith explained that he currently owns on both sides of the road, and has two accesses into the field on the south side. Joan asked if this was one parcel or two, and if it is considered such by the town. Mr. Smith responded that they are two separate lots on record at the town; Mike asked if Mr. Smith was going to leave the area open. Mr. Smith indicated that he would need 40 ft for the vehicles and the opening would go back to 20 ft with posts on both sides so that the woods would stay accessible. Mr. Smith reasoned that if there was a fire they feel that would be a good access point. Mr. Smith does not want any automobile traffic, so a chain will be placed at the opening. Kate asked how long the access road would be, Mr. Smith commented that the road would be 600 – 700 feet in length. David explained to Kate that it would not connect to any other road and will be used as a landing for the logs. He also stated that there is quite a ditch there so that run off would not be a problem. Dave explained that Mr. Smith has been in town for over 40 years and doesn't believe that it needs to be paved, but would like to see some stone. Kevin asked when Mr. Smith was planning to do this. Mr. Smith indicated late July, maybe August; Kevin wondered if the area was dry yet, and Mr. Smith indicated that it was not as dry now as he would like it to be. Kevin expressed being worried about the road, with mud running down it off the truck tires. It was indicated that 25 feet of crushed stone is typical for driveway entrances.

**Michael made a motion to approve the requested driveway permit on 63 Moulton Ridge Road; Waiving the requirement for pavement but that crushed stone to be installed during duration of logging operation. Seconded by Joan; all in favor.
Approved**

Kate then opened the Public Hearing

Public Hearing

Howard and Michele Hopps- 6 Hidden Pasture Road-

Kate read the Legal Notice for the In Home Bakery:

Howard & Michele Hopps, 6 Hidden Pasture Road, Kensington, NH, M9, L12-14, for a Site Plan Review for Home Occupation, to Bake Goods for delivery. Intent is for Hopps to be able to make goods to sell from their residential home in Kensington. The site plan review is the next step in the approval for the Home Occupation.

Howard and Michele Hopps approached the board and Mr. Hopps explained that Michele likes to bake; they are not modifying the property and want to follow the rules of the town. There will be no customers on the property; this will be a delivery bakery. Kate read Dylan's comments for the Hopps in reference to the site plan review. A copy of the letter is available in the town file.

Michael expressed that the Zoning Board had put conditions in their approval of the Special Exception.

The Zoning Board approval conditions were read from the previous ZBA meeting.

Granted at the May 3, 2011 Zoning Board Meeting.

Conditions:

- 1) No Expansion of Cooking Facilities
- 2) No sign
- 3) Maximum of 4 customer visits at the house per day
- 4) Site Plan Review to be applied for within 6 months- approved 6/21/2011
- 5) Fire Department inspection approval within 6 months

Michael explained that through the ZBA discussions, the house is not to be modified at all, and customers will be minimal. He indicated that he understood the comments about the site plan, but that this was a different case. Dylan stated that the ZBA exceptions should be indicated and part of the approval.

Kevin Rosencrantz Sr. excused himself from the meeting at 8:02pm.

Kate opened the meeting to public comments: There were no comments from anyone.

Michael made a motion to approve the site plan review for Howard and Michele Hopps for the Home Occupation for an in Home Bakery, noting the ZBA conditions as part of the approval. Conditions:

- 1) No Expansion of Cooking Facilities
- 2) No sign
- 3) Maximum of 4 customer visits at the house per day
- 4) Site Plan Review to be applied for within 6 months- approved 6/21/2011
- 5) Fire Department inspection approval within 6 months

Joan seconded all in favor.

Mrs. Hopps indicated that she will contact Charlie LeBlanc for a walk through with the fire department.

Lot Shape Regulation:

Kate read the public notice for the Lot Shape Regulations.

Modification of Lot Shape regulation:

Kate read the amendments of the regulation.

Modification of **Chapter III, Article 4.7.1B.** This meeting is to modify Article 4.7.1B; by deleting #2, 4 and 5 and adding:

3. **Side lot lines in general shall be perpendicular to the street;**
4. **Lots shall have a minimum width of 100 feet as determined by any line drawn parallel to the two frontage corners. Corner lots may maintain the minimum 100 foot width based on either adjacent road**

Glenn asked if the regulation will affect the pie shape lots that are currently in the town. Joan said the regulation would go from here on; those previously created lots would be grandfathered. Dylan added that it would be newly created lots that would be affected, not existing ones.

Kate asked the board if they had any other questions. She then opened the hearing for public discussion. After no comments Kate indicated that the modification was open for the planning board to vote on.

Michael made a motion to approve the modification as presented, Joan seconded all in favor.

Kate closed the Public hearing session at 8:10pm.

Approval of April 19 and May 17th, Meeting minutes:

Joan made a motion for the board to approve the April 19th meeting minutes Mike seconded, all in favor.

Kate made a motion to accept the meeting minutes from May 17th Meeting minutes; Joan seconded in favor with one abstention.

Old Business:

Vision Statement-

Dylan drafted a vision plan for the board to review; he had looked at the results from the forum and the survey and crafted the draft from the results. He indicated that in the 2001 vision it was hard to see what the thinking was at the time. This is just a standard vision chapter and asked the board for comments; Joan had a question on the survey on page 5, Dylan indicated that people were responding negatively to the work force housing and he was unsure of them really knowing what work force housing was. Kate expressed that affordable means different things to different people. It was explained that it is diversity of housing. Joan liked the word diversity better. Dylan will change the wording from affordable to diversity.

The board will take it home and look it over and come back in July with more suggestions.

Maps:

Dylan presented 5 different maps to the board for review, the board looked over the maps and located sections and land marks on the maps. The maps had been updated and colors used to show different areas in town. Some corrections were made to the maps, and a mixed use area was highlighted for consideration from Hoosac Road to the Town Park. Dylan also had a future land use map that had all of the prime areas in town indicated. This would be ideal for conservation because of certain characteristics of the land and environment. The Conservation Commission's input on the map will be asked for. Flood areas and aquifers were indicated on the map as well.

Aquifer Protection District:

The board discussed the aquifer protection and when it would need to be done by in order to have on the ballot in March. Kathy will send out the draft to the board for review.

Dylan told the board about Planning board training that is available and will be run by the RPC; Glenn Greenwood will be doing the course and is very knowledgeable. Dylan would recommend this to all new members and even those who want a refresher.

Plan:

A complementary copy of a plan was sent from Civil Construction Management Inc. It referenced the property known as Green Gate that has land in both Kensington and Exeter.

The board reviewed the plan and asked Kathy to call and find out what they are planning to do.

Next meeting July 19, 2011

Glenn Ritter made a motion to adjourn at 9:40pm and Michael seconded with all in favor.

Respectfully Submitted,

Kathleen T Felch, Planning Board Clerk