

**KENSINGTON PLANNING BOARD
TOWN OF KENSINGTON, N.H.
KENSINGTON TOWN HALL**

TUESDAY, JULY 19, 2011

7:30 PM

Approved- August 16, 2011

In attendance: Glenn Ritter, Alt., Bob Solomon, Joan Whitney, Peter Merrill,
Vice Chairman, Michael Schwotzer, Stefanie Johnstone, Selectmen's
Representative, Dylan Smith, Rockingham Planning Commission.

The acting chairman, Peter Merrill, opened the meeting at 7:31pm.

NEW BUSINESS

Driveway Permits- none

Steep Slopes: Questions Postponed unable to attend

9 Hoosac Drive- Joanne Hampson- consultation

Joanne has questions on the recently passed Steep Slopes District. She believes that this will affect her property and would like clarification.

Conditional Use Permit:

The board discussed what permit to use for the Steep Slopes Article that was passed on March 8, 2011. An example from Brentwood was passed out to the board.

Peter asked how long Brentwood's has been in place; Dylan commented that they have had it for a few years. In the article for Steep Slopes it indicates that a conditional use permit is needed based on what the requirements are in the ordinance. The Planning Board has the authority to issue conditional use permits. It was indicated that the conditional use process would give the planning board full discretion. Joan asked if that will let the board override the ordinance. Dylan indicated that is where the 7000 square feet in the ordinance would take effect.

Peter expressed that the board can't grant conditional use for things that are not in the ordinance. Mike indicated if they can demonstrate that it is in the spirit of the law, we can approve. Dylan indicated that the conditional use permit would be a good thing to have on file. The board will restructure the fees; it was discussed to make them the same as the subdivision fees. Joan expressed the importance of doing something about the permit before there is something before the board. Peter would like something sent the Planning Board in Brentwood to see what they have to say about the Conditional Use permit and how they like it. Dylan will work with Kathy to mimic language of the Brentwood Conditional Use permit for next meeting.

OLD BUSINESS:

Master Plan- Vision and Land Use Chapters, existing and future

Dylan had a draft of the Vision for the Master Plan and presented it to the board for review. It was indicated through the survey that the top priority of the Town was to

protect drinking water; the Aquifer was a second concern.

The Town currently has a High transitivity, high yielding aquifer.

Dylan will change the 2.0 Recreation vision to reflect all citizens, not just women.

Dylan will also change the numbering.

Mike made a motion that the board has a public hearing for the Vision Statement as amended; Joan seconded all in favor. The public hearing will be during the August 16th Planning Board Meeting.

Future land use maps were presented to the board.

The idea behind future land use maps is to include areas that are core in natural landscapes for the conservation plan and the watershed areas. Dylan thought that in looking at the maps it was kind of interesting that conservation land is lining up with the core areas. This core plan was done in 2004 on the supporting natural landscapes. The ideas of the future land use maps are to incorporate items from the Master Plan for the purpose of looking at the conservation concept, and the existing and future land use chapters. The idea is to look at the defined areas in town and core areas and figure out ways to support them. Core areas that are shown include Muddy Pond, Upper Great Brook, and Great Meadows. Bob asked about the current conservation. The board would like to get the maps from Sydnee to show the conservation areas in town for the future and existing land use chapters of the master plan.

Conservation land areas were discussed and indicated on the map. Glenn was concerned that people would not know that they were in the Core Zones and asked if that would affect them if they wanted to do something with the land. Dylan indicated that the maps are not saying that you are not allowed to do things with your property; it will just indicate features of your property. There are tools available to define what type of development might go there, but as far as limiting development outright, that is not the intent. Joan would like to know what parcels are in that area, if the core area is one big area or 5-10 different parcels and if it is good for development. Mike indicated that you could take the map with the parcels on it and match the lines up with the core map, and then you can compare the two maps and see where the core areas are.

Dylan indicated that another aspect to include would be to show where the aquifer and prime agricultural resources are. Mike asked if the town would have separate maps for those. Dylan indicated yes. The maps will be discussed further at the next meeting.

Glenn Ritter had to leave at 8:49pm.

Aquifer Protection District Ordinance:

Continued until next meeting. Dylan expressed to the board if they want to have the Aquifer Protection District Ordinance in the books next year they need to have a draft approved by September. At the next meeting on August 16th this will be discussed further.

Gravel Pit Inspection

Copies of the two gravel pit inspection reports were given to the Board to review. Bob asked if the Felch pit had to do a 5 year update and Michael expressed that was done, and that it was filled with the State. The board asked Kathy to forward the pictures that were taken during the inspection to the board for review.

No motions were made.

Green gate:

Kathy called the survey company and they indicated that the owners were just surveying the land to clarify lot lines, and had just sent the town a complementary copy for their records. The copy was placed in the assessing file.

Meeting Minutes:

June meeting minutes continued to August.

Next meeting will be August 16th. Public Hearing for the Vision Chapter; Conditional Use Permit; Master Plan; Aquifer Protection District Ordinance.

Motion to adjourn from Joan seconded by Bob all in favor. 8:57pm

Respectfully Submitted,

Kathleen T Felch, Planning Board Clerk