

TOWN OF KENSINGTON – PLANNING BOARD MEETING

Kensington Town Hall
95 Amesbury Road, Kensington, NH 03833
TUESDAY, FEBRUARY 19, 2019 7:00pm
Meeting Minutes – Approved 3/19/2019

In attendance: Chris Chetsas, Chair; Jim Thompson, Member; Mary Smith, Member; Peter Merrill, Member; Mike Schwotzer, Selectman's Representative; Julie LaBranche, Rockingham County Planning Commission Representative

At 7:08pm, Chairman Chris Chetsas opened the meeting.

At 7:08pm, Chris motioned to open the Public Hearing. Mike seconded, all voted in favor.

Continued Public Hearings:

1. Wendy Osgood- Home Occupation- Art Classes and Therapy Sessions.

Jim recused himself as a Member of the Planning Board as he is an abutter. Mike pointed out there is still a quorum.

The Planning Board reviewed the ZBA decision from 2/19/19 on Wendy Osgood's application. Mary asked Wendy how long each session would be. Wendy said 2 hours maximum for the art classes and 1 hour maximum for a therapy session. Peter brought attention to the fact that the tax card used for the application is from 2015 and requested that in the future the most recent tax card be used for applications. Wendy said the ZBA calculated that the square footage used for the Home Occupation would be less than 25% of the total square footage of the home. Peter asked Wendy if the basement is where the therapy will be done. Wendy confirmed. Peter asked if basement will be finished as it is currently unfinished. Wendy said it will remain unfinished.

Chris led the Planning Board through the checklist for Kensington Site Plan Format for Home Occupations. Mary asked Wendy if the classes would be held outside or inside. Wendy responded that all classes would be held outside. **At 7:25pm, Mike made a motion to approve the Site Plan for Home Occupation of Wendy Osgood of 62 Osgood Rd. Mary seconded, all voted in favor.**

At 7:26pm, Peter made a motion to close the public hearing. Mike seconded, all voted in favor.

At 7:26pm, Jim rejoined the Planning Board as a Member.

OTHER BUSINESS:

- Proposed changes to Kensington Land Use Regulations per Article II Section 2.1 G.
 - Mike completed the second reading of proposed changes to Kensington Land Use Regulations per Article II Section 2.1 G. The first reading was January 15. **At 7:27pm, Mike made a motion to approve the amendments. Jim seconded, all voted in favor.**

NEW BUSINESS:

- Chris read a letter from Conservation Commission to the NH Department of Environmental Services dated January 9, 2019 requesting assistance in addressing groundwater situation affecting residents of Kensington. There is an Aquaphor under Kensington used by Kensington and Seabrook. Sometime between 2008-2016 the pump station began drawing water at higher rate than what had previously occurred. During the unusually dry Summer of 2016, the wells of 2 private residences near the pump station in Kensington ran dry. Julie said she has talked to members of the Conservation Commission and explained that towns have no authority to regulate this. Brief discussion on well activity in town.

At 7:40pm, Jim made a motion to approve the meeting minutes from January 15, 2019. Mike seconded, all voted in favor.

Mike shared with the Planning Board that at a previously BOS meeting, he recused himself from the BOS to request that he be appointed to the Planning Board once is no longer a Selectman.

There was discussion of the cell tower on the Rosencrantz property and whether the Planning Board needed to be involved in an expansion of it. Julie talk with Norman Giroux, the Building Inspector about this this week.

Julie has been working on Site Plan Review revisions. Chief True had asked the Board to address the new Cistern Regulations. He hopes to get the new regulations on the books soon. Julie is still working on cleaning this document up as there are some errors and incorrect references as it was revised during the second hearing.

There was discussion of a letter to the ZBA to try and coordinate the process for Special Exceptions for Home Occupations. Julie suggested one application for both Planning Board and Zoning Board as it does not make sense to have a duplicate process, because the Planning Board has to follow what the ZBA has decided on. Additional discussion of the wording of "outdoor evidence". Jim said it depends what the property looks like and should be handled on a case by case basis. Mike feels that if the ZBA goes through the Kensington Site Plan Format for Home Occupations, then they should be handling the decision if they are taking into consideration input from neighbors and abutters for each decision.

Brief discussion on appointments for the Planning Board. Julie will email Kathy for a list of members and appointment dates.

There will be a public hearing on cistern regulations at the next meeting. Julie estimated that she is on track for contract reporting purposes.

At 8:03pm, Jim made a motion to adjourn. Mike seconded, all voted in favor.

Respectfully submitted,

Chelsea Lalime