

**KENSINGTON PLANNING BOARD
TOWN OF KENSINGTON, N.H.
KENSINGTON TOWN HALL
TUESDAY, March 20, 2012
7:30 PM
Meeting Minutes
*Approved- June 18, 2012***

In Attendance: Peter Merrill, Vice Chairman; Michael Schwotzer, Joan Whitney; Bob Solomon; Jim Thompson, alt; Glenn Ritter, alt; Kevin Rosencrantz Selectmen's Rep.; Dylan Smith, Rockingham Planning Commission Rep.

Peter Merrill, acting chairman called the meeting to order at 7:55pm.

New Business:

Hudson Heights Bond-

It was explained that the Hudson Heights Bond was renewed for another 24 months. Mike explained to the board that the bond was going to expire before the Planning Board's next meeting. The Selectmen had to do something right away, so the bond was renewed for another 24 months. The developer did not understand that they needed to complete the road requirements before the town would accept the roads. The Selectmen all recognized that there will be an inspection in the spring or summer of 2012, and that the deficiencies would all be completed. The developer will also petition the Board of Selectmen for the road to be put on the Warrant for the March 2013 Town Meeting.

OLD BUSINESS:

Maps- Commercial District-

Kathy showed the board the information that was found on the commercial district. The Public Hearing from January 8, 1987 was unreadable in its current condition. The Board looked through the folder and all of the information presented. Peter and Bob suggested ideas on getting the wording back to a legible state by trying to push the wording. Bob suggested scanning it and doing image processing to be able to read the original wording to get the intent of the board at that time. Peter agreed with seeing if the document can be pushed and stated that if it can, the board will review the information to see the intent of the board at that time.

Dylan expressed that there is a clear intent of where the district should be. He wants to know if the board would like the commercial district area to be parcel based, because it is tough for assessing companies and developers if the district has parcels that are half commercial and half not. Peter asked about the small percentage that M3 L30 has for commercial. Mike indicated that it seemed that the first 100 feet coming off the road is the commercial section of the lot. Peter expressed to the board that as things in the district are clarified they will need to notify all those in the area and the abutters to the district. Dylan commented that they need to look at maybe expanding or contracting certain areas, and to look at the parcels as a whole. He also stated while looking at the aquifer maps there is a constraint in that area. He will bring a few examples for the next meeting, some that will follow the lines of the current district and other options. Peter is uncomfortable making portions that have very little commercial in them all commercial. It was discussed that M3 L30 should be all in the commercial zone. Mike suggested that the board look at the existing land use for each parcel to help determine if it is commercial. Kevin is wondering why the board would want to make the district smaller and smaller, when this is the area that will help with the taxes. He believes that if the land is in the district the whole parcel should be considered commercial. Whether it is commercial or residential everyone has

the same tax rate. Joan indicated that they have the same tax rate, but are assessed differently. Kevin stated that everyone that abuts the zone should be able to be added to the zone if they want. Dylan expects that it can be easily remedied this year by coming up with parcel based lot sizing. He does recommend that the board goes with the parcel based for the majority of the parcels, because the district should have clear lines. Bob indicated that they need something readily available for people to be able to get the information easily. Mike expressed that the only other map for the zone was located in the 2009-2010 zoning book, and that is the only map that the board had to use for the district. He also explained to the board that up until now you had to guess if the section of the property in question was actually in the district, because of the size of the map.

Dylan indicated that M3 L30 is divided with part commercial and part is in current use, and he can see the reasoning behind that might have been the topography of the lot, but that there is no verbiage. There is a big hill on that lot, and it is clear that they went to the base of the hill with the commercial use and the rest of the lot is in current use.

The board discussed the various options, and that any change will have to go before the town vote. Dylan indicated to the board that the district conflicts could be corrected with an official statement and a reference to a map. Kevin indicated that if you go to the existing abutters of the current commercial properties in the district and see if they want to join into the district. Dylan explained that you will need to send out notifications to abutters to get their feedback. Joan asked if anyone on the board knew where the commercial district is located in South Hampton. She commented that the towns should not have a lapse in the commercial district if they abut each other on Amesbury Road. Joan suggested that the board should notify South Hampton out of courtesy to let them know what the board is doing. Peter suggested to the board that they table the commercial zoning for the night. He explained that if Bob can push the meeting minutes that have faded it might give some clarity or guidance to the board. The board discussed various people to see if they would be interested in coming in to give any clarity to the board. H. Bragg and S. Mitchell were on the board at the time of the decision to create the commercial district. They will be contacted.

Zoning Book issues-

Dylan created a basic outline that showed how the codification would look. He explained that the RSA's give you an idea of how to organize the zoning book, but this process is a long and tedious project. Bob indicated that it is very easy to make a mistake on the organization of the zoning book. Kevin asked if there was going to be an electronic copy of the book so that it is easier to update each section as the town needs to. Dylan indicated that the cost would be roughly a matching \$2500 (twenty-five hundred dollars) for the town, if they apply for a Grant. Kevin asked if Dylan had a beginning project from another town and final results for the board to see. He wants to justify to the tax payers that it is money well spent. Dylan will see if he can find an example of a before and after from another town for the board to review, and bring it to the next meeting.

Approval of January 17, 2012 Meeting minutes- will strike the noted section from the meeting minutes per request; **Joan moved to accept the January meeting minutes; fixing the grammatically issues; Jim seconded, all in favor with two abstaining**

February 21, 2012- motion to accept; changing sheds under other business-10x12 not 10x20
Joan moved to accept the meeting minutes; seconded by Peter; three abstaining

OTHER BUSINESS:

Appointments- 2 full members and one alternate are due for reappointment in April. (Jim- alt, Bob- full, Theresa- full)

Bob agreed to renew his term. Kate sent an email and asked Jim to take the full member for Theresa who would like to be an alternate. Jim agreed to take the full member seat on the board instead of the alternate. **Mike make a motion that board Jim be recommended for full membership for 3 years and that Theresa will be alternate, Joan seconded all in favor.**

Definition of Road Frontage-

Definition of road frontage was discussed. Joan thinks that it is a good idea to fix the definition. The board would like the definition of road frontage put on a list for a reminder in October. The board would like to be able to have the definition ready for the town vote in March of 2013. Kevin asked about wind turbines and what the regulation would be. The board showed him the area in the zoning book that indicates wind turbines. Dylan indicated that there is a State RSA for what the towns can do.

Next Meeting –April 17, 2012- will be at the Elementary School.

Maps and commercial zoning drafts for the board to review.

Election of chairperson and co-chair.

Discussion of the NRI with the Conservation Commission

Mike made a motion to adjourn at 8:53pm; seconded by Peter, all in favor.

Respectfully submitted,

Kathleen T Felch, Planning Board Clerk