

**KENSINGTON PLANNING BOARD  
TOWN OF KENSINGTON, N.H.  
Kensington Elementary School Library  
TUESDAY, MAY 15, 2012  
7:30 PM**

**Meeting Minutes**

*Approved- June 18, 2012 with amendments*

**In attendance:**

Kate Mignone, Chairman, Peter Merrill, Vice Chairman, Jim Thompson, Michael Schwotzer, Joan Whitney, Stefanie Johnstone, Selectmen's rep., Glenn Ritter, Dylan Smith Rockingham Planning Commission.

**New Business:**

Kate Mignone, chairman, called the meeting to order at 7:30pm.

**Election of Officers-**

The board needs to elect the Chairperson and Co-Chairman. Joan nominated Kate and Peter to continue as Chairman and Vice Chairman for the next year, Mike seconded all in favor.

**Resident with Concerns-**

Kate opened the floor to the resident with concerns. The resident identified herself as Sarah Daley and indicated that she is an abutter to Sweet Baby Vineyard.

Kate recused herself from the board for personal reasons.

Mrs. Daley handed out paperwork to the board; Peter requested that Mrs. Daley read the letter submitted. A copy of the letter will be kept with the meeting minutes.

Mrs. Daley had a number of concerns with safety and the increased activity of the Home Occupation. She understands that when the winery came before the board they were approved for a home occupation, but the stipulations of the home occupations have been exceeded in a number of instances.

Mrs. Daley cited damage to her property since they share a common driveway. She indicated while she was happy for their success, she believes that they have outgrown the home business.

Dylan thought that it was good that she came before the board since the site plan did happen here, but they would need to take their case before the selectmen. The Selectmen are the enforcing agents of the town ordinances and zoning laws. Peter did indicate that the business would need to come before the planning board to expand the business.

Dylan thought that with the information presented, that it did sound as though the business is now going above what was originally approved. A number of different violations were talked about that will have to be brought up with the selectmen.

Mrs. Daley asked what the next step would be. Stefanie indicated that she could be put on the agenda for Monday night, and that the board would probably bring in the winery to hear their side as well.

The board gave Mrs. Daley some avenues to explore on the different violations. Mrs. Daley asked who would have the final say and Stefanie responded that the selectmen are

the final decision making body. They will take the recommendations and information and make a decision on the information that they have.

#### **Exeter Dam-**

Kate asked Stefanie about the flooding that could occur with the dam removal and thought that one of the selectmen was going. Stefanie said that she knew that Russell had responded that he would go if no one else wanted to. Kate requested again that the selectmen inform the Planning Board and the Conservation Commission to what is going on. Joan asked the Conservation Commission about the water levels, and they didn't seem to have any concerns about it.

Stefanie left 8:10pm.

#### **Commercial District:**

Dylan passed out a map to each member from the information in the assessing records at the town hall. Dylan indicated that without having any description of the zone it is reasonable to think that this example is showing that the commercial district is going parcel based. The point of defining the commercial district is to make the district clear to the public. Jim indicated that after the public hearing the district will become clear and they will get opinions from the residents. This is a nice clear picture of the area. The Hale property is the only parcel that is being added to the current map to encompass all of the properties that are now get assessing notifications for being residential in the commercial zone.

Kate asked what the next step is. Dylan could come up with a description for the board, with wording that matches what is laid out in the examples. This definition would have wording in it to state that it is based on the town's 2012 tax maps.

The board liked the example. Mike expressed that now if someone comes in they can just look at the map and lot number to see if they are in the district. Jim stated that it will be placed on the ballot in March. The Palmer residence is the only parcel that is on the edge of the zone and they will be contacted. Mike indicated that at this time it is the oddity and the resident has the right of refusal. The board would like Kathy to ask the Palmers if they still want to be included in the commercial district when it is defined.

Kathy showed the board the commercial district from South Hampton for their review.

Joan stated, as a courtesy, something should go to South Hampton in writing, along with a description and the map.

Joan told the board that we do not have to do the MS-4 permitting. The Municipal Storm Water System is not something that we have to do, because of the population of the town. Kate expressed that the board was looking to upgrade our storm water drainage, and Dylan suggested looking at it in July.

**Codification** – Dylan explained to the board that there are matching grant funds available for the codification, but they are running out. Mike asked for Dylan to get the application for the town. There is \$3,000 (three thousand dollars) in the planning board budget that will pay for the town's portion of the targeted block grant.

Dylan met with the Conservation Commission and they are starting the NRI (Natural Resources Inventory) in July, and when it is complete they will come before the Planning Board for them to review and see if they want to use it for the Master Plan.

Dylan passed out a draft of the codification outline for the board to review.

***Mike made a motion to apply for RPC's Targeted Block Grant, Peter seconded it, all in favor, none opposed.***

**Boarding House issue:**

Peter brought up that someone had called the office and wanted a letter from the Planning Board or the Selectmen stating that there is nothing saying that you can't have rooms for rent in the town. The board discussed the issue and the different approaches to it. The Zoning Board had previously denied a multi-family for the property. They will send the Zoning Board meeting minutes to the Selectmen. This is an enforcement issue for them to review.

**OTHER BUSINESS:**

***Approval of March 20, 2012- not available***

***April 17, 2012 meeting minutes-*** illuminate the fact that Sandra Mitchel and Harold Bragg attended the meeting— put prior planning board members. Mrs. Mitchel asked why it was a topic- clarify that Harold had to leave before the agenda item was discussed. Sandra Mitchel briefed it and everything else is fine.

Driveway Permit. - Joan asked the engineer about the culvert at the end of the driveway and responded that it should be there but he hadn't put it on the plan.

Changes to the meeting minutes-

***Joan moved to accept the meeting minutes as amended, Jim seconded, two abstaining.***

**Hoosac Driveway Permit- update**

Peter asked if you can use arbitrary numbers on plans, and Kate indicated that you can use them but they usually range from 170-200. The conditional approval is good for 4 years.

***Mike motion to adjourn 8:56pm Jim seconded all in favor.***

Respectfully submitted,

Kathleen T Felch  
Planning Board Clerk