

KENSINGTON PLANNING BOARD MEETING
at Kensington Town Hall Meeting Room, 95 Amesbury Rd, Kensington, NH
WEDNESDAY August 18, 2021 – 7:00pm
Minutes – Approved 9/15/2021

In attendance: Robert Chase, Chairman; Mary Smith, Vice Chair; Bob Solomon, Selectman's Representative; Mike Schwotzer, Member; Christine Ouelette, Member; Janan Archibald, Alternate;

Robert O'Keefe, Sr., Lorraine O'Keefe, Hal Bodwell and Dennis Quintal were present representing the O'Keefe / Bodwell Subdivision Application. Alanna Bean and John Walsh were present as members of the public.

Andy Clarke was present as Planning Board Clerk. Matthew Armstrong was present as Road Manager.

At 7:02pm, Robert called the meeting to order.

At 7:04 Rob made a motion to promote Janan Archibald to full member. Mike seconded. All in favor.

At 7:04pm, Robert made a motion open the public hearing for Robert A. O'Keefe Sr. on behalf of Elaine P. Bodwell Revocable Trust of 2010 and Lorraine P. O'Keefe Revocable Trust Subdivision application and read the following aloud:

Robert A. O'Keefe Sr., on behalf of Elaine P. Bodwell Revocable Trust of 2010 and Lorraine P. O'Keefe Revocable Trust, with a physical location of 62 Wild Pasture Road, Kensington, NH further identified as Map 9 Lot 13 have submitted a Subdivision Application for a 3-lot subdivision in accordance with Article III Subdivision Regulations for the Town of Kensington.

Mike seconded. All in favor.

Dennis Quintal summarized his changes since the last meeting which were included in his letter to the Planning Board dated August 6, 2021, which he read aloud. Dennis discussed sight line distance for the proposed driveways on the plans. He explained that a lot line had been changed on map 9 lot 13 for better sight line of the driveway on that lot. He explained that there would be more than 400 feet of sight line distance for each driveway.

Robert read Glenn's memo to the Planning Board dated August 17, 2021 with his comments. Glenn had reviewed the revised plan for the subdivision application and stated that all of his comments had been addressed.

Robert read through the Subdivision Checklist. All items were either fulfilled or not applicable with a Certificate of Monumentation being made a condition of approval.

At 7:14pm Mary made a motion to accept the application as complete. Mike seconded. All in favor.

The Board chose to review the application in an expedited fashion.

Robert asked for public comment. Alanna Bean, an abutter to the subdivision asked about the relative position of the newly proposed house to her property and it was displayed on the plans. She asked about Heron Pond. The position of the ponds was discussed. Ms. Bean asked about trails currently located on the proposed subdivision. The trails were discussed and their location in regard to town land and conservation land. Robert described that the trails were on the property being subdivided. She asked if it were possible to purchase a small portion of the land to create a buffer. It was stated that the owners were ultimately responsible for making decisions about possible lot line adjustments and sales of the land.

At 7:22pm Mike made a motion to approve the 3-lot subdivision submitted by the Robert A. O'Keefe Sr. on behalf of Elaine P. Bodwell Revocable Trust of 2010 and Lorraine P. O'Keefe Revocable Trust with physical location of 62 Wild Pasture Road Kensington NH further identified as Map 9 Lot 13 with following conditions:

1. Certification of Monumentation be submitted when completed.
2. Signatures of necessary surveyors and soil scientists applied to the mylar.
3. Chairman of the Board is authorized to sign mylar when all conditions are met.

Seconded by Mary. All in favor.

At 7:24pm Robert made a motion to close the public hearing. Bob seconded. All in favor.

Status Reports on prior conditions of approval

Conditions of approval for earlier applications are being followed and checked off as they are completed.

Subcommittee updates

No meetings in the last 30 days.

At, 7:26pm Mike made a motion to accept the minutes of July 21st, 2021 as presented. Mary seconded. All in favor.

There was discussion about updating regulations for ADUs in regard to septic approval and the requirements necessary to do so as well as research of Warrant Articles relating to ADU ordinances. More inquiry into ADU regulations will take place in the next month.

At 7:37pm Mike made a motion to adjourn. Mary Seconded. All in favor.

Respectfully submitted,

Andy Clarke
Planning Board Clerk