

KENSINGTON PLANNING BOARD MEETING
at Kensington Town Hall Meeting Room, 95 Amesbury Rd, Kensington, NH
TUESDAY October 20, 2021 – 7:00pm
Minutes – DRAFT

In attendance: Mary Smith, Vice Chair; Bob Solomon, Selectman's Representative; Mike Schwotzer, Member; Josh Preneta, Member; Justin McLane, Alternate; Vanessa Rozier, Member; Glenn Greenwood, Planner.

At 7:00pm Mary called the meeting to order.

The Board accepted the resignation of Robert Chase as Chairman and Member and would like to thank him for his service and hard work that he has performed for the Town as both a Member of the Board and Chairman. The Board moved to nominate a new Chairperson.

At 7:02pm Mike made a motion to nominate Vanessa Rozier as Chairperson. Josh seconded. Josh, Bob, Mary, and Mike voted in favor. Vanessa abstained. The motion passes.

At 7:04pm Mike made a motion made to promote Justin to full member for the duration of the meeting. Mary seconded. All in favor. The motion passes.

Mike was in favor to have Justin McLane as a Full Member of the Planning Board.

At 7:06pm Mike made a motion to appoint Justin McLane as a Full Member of the Planning Board. Josh seconded. All in favor. The motion passes.

The 152 Drinkwater Cistern Easement has been reviewed by Town Counsel, Chief True, and the Applicant's counsel. Details are being worked out and will be sent to the Board of Selectmen to be discussed at further meetings.

Glenn read through his suggested changes to the Zoning Ordinances.

He explained that changes to the Zoning Ordinances have a time constraint where Planning Board regulation changes have no deadline. Draft Zoning changes should be ready for the November hearing. Mike stated that he felt that Glenn should come up with the proposed language for these changes.

Glenn described his first proposed change to the Zoning Ordinance, which dealt with the possibility of the Board approving lots not meeting the minimum zoning requirements under certain specific circumstances. He explained that this would allow the Board to approve such a lot, but does not require it. Justin felt there should be a deed requirement. There was discussion about restrictions necessary so that an applicant cannot keep coming back to the ZBA for the same lot. The Board will further discuss the costs and benefits of this. Open space subdivision lots were discussed. The language of the regulation was discussed. The Board felt that it would be helpful for the Conservation Commission to have a chance to review and weigh in with their thoughts at the public hearing. Bob felt it should be only for conservation.

Glenn described the next proposal for the ordinance which was the definition of what constitutes a building lot. This would make it clear that an applicant needs to meet the zoning requirements and also requirements for potable water, frontage, sanitary wastewater disposal. There was discussion of the number of buildings allowed on a lot. Glenn explained that other buildings were allowed in the Zoning Ordinance. One house lot language was discussed.

Glenn described the next proposal for the Zoning Ordinance which was a question of why there was a definition for frontage and a definition for road frontage, which are both defined in the Zoning Ordinance. Glenn asked if the Board would like to adopt one over the other. The definitions were read and benefits of one versus the other were discussed. The Board suggested that the Zoning amendment would use the definition from road frontage and change the term to "frontage / road frontage" to incorporate existing references.

Glenn described the next proposal for the Zoning Ordinance which dealt with safe sight distances. He stated that currently in the Ordinance safe sight distance is referenced as 200 feet in some sections and also 400 feet in others. Glenn felt that 200 feet for sight distance was more accepted, and that 800 feet of total distance was a high standard. Mary asked if there was a state standard, which Glenn stated is from the ITE which is 200 feet. Bob Solomon asked about the sight distance for state roads, which Glenn explained were also 200 feet. There was discussion about speed limits and their relation to this.

Glenn described the next proposal for the Zoning Ordinance which dealt with Open Space Subdivisions. He stated that there seems to be a conflict with density allowed for the Open Space subdivision and density bonuses described later in the Ordinance. Workforce housing would be one instance where there was a density bonus. Glenn stated he felt there should be a language change to make the ordinance comply with itself.

Glenn described a conditional use ordinance for hydro geological study that currently had an incorrect reference in the Zoning Ordinance. The current Ordinance references 6.3.3.B, and he felt it should reference 6.3.3.A. Mike suggested investigating to see if this was a typographical error. There will be further review. Glenn felt this would clarify the ordinance.

Glenn discussed septic system reserve areas that are currently required to be double the state requirement in the Town. He felt that this was unnecessary. Glenn described what a septic reserve area is. It was discussed that the Subdivision Regulations require 4000 square feet versus the 8000 square feet in the Ordinance. Minimum lot sizes were discussed in regard to soil type table in the Zoning Ordinance.

These items will move forward to a public hearing in November.

The Planning Board budget was discussed. RPC dues, Planning Board clerk part time wages, and miscellaneous items were looked at in further detail to help make a budget for 2022. Vanessa and Andy will make a budget update for further presentation to the Board.

There was discussion about tax map options from Avitar. Glenn discussed the Board charging a fee to applicants that required a change to the tax map from any subdivision. He felt that there were changes to the Tax Maps every year and purchasing new maps regularly was not a great expense to the town. There was discussion about the cost. The Board recommended the more frequent purchase of Town Tax Maps in a 3-year plan.

At 9:00pm Josh made a motion approve the meeting minutes of September 15th, 2021. Mary seconded. Justin, Josh, Mike, Mary and Bob voted in favor. Vanessa abstained. The motion passes.

At 9:01pm Mike made a motion to adjourn. Justin seconded. All in favor. The motion passes.

Respectfully submitted,

Andy Clarke
Planning Board Clerk