

**KENSINGTON PLANNING BOARD
TOWN OF KENSINGTON, N.H.
KENSINGTON ELEMENTARY SCHOOL LIBRARY**

Tuesday, January 21, 2014

7:30 PM

APPROVED-March 18, 2014

In Attendance: Peter Merrill, Chairman; Joan Whitney, Vice Chairman; Bob Solomon; Jim Thompson; Kate Mignone; Glenn Ritter; Scott Lowell, Selectmen's Representative; Dylan Smith, Rockingham Planning Commission Representative.

Peter Merrill called the meeting to order at 7:40pm. Dylan will be a few minutes late due to a public hearing in Hampton Falls.

Peter will start with the Approval of the December 17, 2013 meeting minutes.

Jim made a motion to approve the meeting minutes and Joan seconded, with all in favor.

New Business

Memorandum of Understanding with the State DOT Update:

Peter explained that the Selectmen had reviewed the MOU and had suggested that the language from the recommendation from Jim's email be added and they agreed with the adding of the driveway regulations for clarity.

The board will review information at the next meeting. This MOU is so that the state will share the permits for driveways on state roads with the town. Joan asked if the board would consider adding that the wetlands be considered during the driveway applications. The board will also take the recommendation to add the driveway permit language to the MOU.

Snow Dates to the Public Hearings in the future:

Joan brought up that other towns add snow/emergency dates to the Public Hearings in case they are needed. There are circumstances in the summer as well where there could be power outages.

Joan makes a motion to add in an emergency date with the public hearings. Kate seconded the motion; all in favor.

Public Hearings (3)

Peter called the Public Hearing to order at 8:04pm.

Mobile Homes- Removal of Text

- To remove entire Article located in **Chapter V Article 3.5 Mobile Homes.**

ARTICLE 3.5 (Formerly Article 7) MOBILE HOMES

Mobile homes shall be removed from Kensington within one year of their last occupancy. (03/13/1971)

Peter explained that this is just to remove the language from the regulation.

Bob moves to remove article 3.5 as discussed; Jim seconded; all in favor.

This will be sent to the selectmen for inclusion in the 2014 Town Warrant.

Proposed new fee schedule for building

- To Amend Chapter V Article 3.1 Section B&C- "Building Permit Fee Schedule" with new fees established by the Planning Board as follows:
Building: Minimum: \$85; Multiplier: Add \$5 per thousand over \$5000
Plumbing: Minimum: \$50; Multiplier: Add \$5 per thousand over \$5000
Sign Permit:\$35

Electrical: Minimum: \$85 per inspection

Mechanical: Includes heating, air conditioning and gas work. Minimum: \$50; Multiplier: Add \$5 per thousand over \$5000

Re-inspection after failed inspection: \$75. Additional documentation to support failed inspection: \$75 per hour.

Certificate of Occupancy inspection: \$75.

Peter explained that in the December meeting the fees were separated from the Selectmen's authority. Peter explained that the fees can't be changed at a Public Hearing for zoning. The board would not be able to change all of the fees listed. This is now something that the board needs to correct. Scott explained to the board the reason to change the building inspector fees is that if the inspector inspects a house and has to return, his costs are not covered for the return visit.

Glenn makes a motion to rescind the warrant article from submission to the Selectmen; Jim seconded it all in favor.

This amendment will not be forwarded to the selectmen.

Dylan Smith arrived at 8:17pm.

Selectmen Authority over fee setting

- Per RSA 41:9-a Establishment of Fees. To grant the Board of Selectmen authority to set building permit fees in order to cover municipal inspection, processing and administration costs due to building activity.
- Amend Chapter V Article 3.1- Other Regulations, specifically Article 3.1- Building Permit by repealing the section "Building Permit Fee- C, first sentence (page 112 of the current Zoning Ordinance and Land Use Regulations book), and replacing it with the following: The division of building permit fees shall be determined by the Board of Selectmen.
- Amend Chapter V Article 3.1- Other Regulations, specifically Article 3.1- Building Permit by repealing the section "Building Permit Fee Schedule" (page 112 of the current Zoning Ordinance and Land Use Regulations book).

Peter would recommend the selectmen to update what fees they can with a warrant of their own.

Motion was made by Joan to send the information to the selectmen to be included in the 2014 warrant; seconded by Jim; all in favor.

OTHER BUSINESS:

Next Meeting –February 18, 2014

There will be a public hearing on a 3 lot subdivision.

February 5th will be the Deliberative session.

Joan moved to adjourn Jim seconded; all in favor.

Respectfully Submitted,

Kathleen T Felch, Planning Board Clerk