

**KENSINGTON PLANNING BOARD
TOWN OF KENSINGTON, N.H.
KENSINGTON ELEMENTARY SCHOOL LIBRARY
TUESDAY, MAY 20, 2014
7:30 PM**

Meeting Minutes May 20, 2014-Approved 7-15-2014

In Attendance: Joan Whitney, Vice Chairman; Jim Thompson; Kate Mignone; Scott Lowell, Selectmen's Representative; Bob Solomon; Mike Schwotzer; Dylan Smith, RPC rep.

Others in Attendance: Bruce Cilley; Robert Gustafson; Theresa Walker; Harold Bragg; Jonathan Ring; Matthew O'Malia; Theresa Walker; Julie LaBranche; Charles Mabardy

Joan Whitney called the meeting to order at 7:34pm.

RPC Representative Julie LaBranche ½ hr. presentation on Seabrook Route 107 Land Use and Resource Protection Project.

First on the agenda was Julie LaBranche from Rockingham Planning Commission. She attended to inform the board of the issues that the Seabrook Planning Board is addressing in reference to the Seabrook Route 107 project. They will be updating their aquifer protection ordinance, zoning for the 107 corridor, storm water management and high impact water use.

Ms. LaBranche would like to coordinate a meeting with the board to do a presentation that will take 1-2 hours. She will get available dates to the board within the week as well as the draft that Seabrook is working on for the Aquifer Protection. They are working with the Waste Water Bureau and looking at the usage, even in moderate usage in the summer, they are close to maximum capacity. There are two applications for active development that will be brought before the Seabrook board soon. Bob asked if there would be any other alternatives to where they get their water in the future. Ms. LaBranche indicated that they have a hydrologist on staff in Seabrook that would predict that. They are working on monitoring high volume usage in the public water supply, if property owners have a private well that is not monitored by Seabrook. They are looking to get information on Economic Development on the town's websites. Seabrook has been working with the Drinking Water Bureau about the ground water classification for municipalities. This is to help with enforcement in the Aquifer Protection Districts and the DES would actually help with the enforcement. They would issue the fines and violations. The Selectmen would have to approve the application and then it would go for a town vote.

**Public Hearing
Continued from April**

The Kensington Planning Board will hold a Public Hearing on Tuesday, May 20, 2014 at 7:30 p.m. at the Kensington Elementary School Library to review and act upon a Commercial Site Plan Review application for KLCT Holdings LLC. The parcel is located at 244 Amesbury Road, Map 3 Lot 26, in accordance with Chapter II, Article 9. The intent is for KLCT Holdings LLC to operate a Kitchen out of their Commercial District property.

KLCT Holdings- acceptance of application and plan review.

Bruce Cilley approached the board and informed them that he has gotten Zoning Board of Adjustment approval for the parking spaces to be within the 60 foot setback. Mike commented that the ZBA took jurisdiction to the finding that the parking spaces were deemed to be structures in the Commercial District. Their logic was that it was not a driveway and you would have things parked on it so they felt it was best defined as a structure. The ZBA also restricted the definition to the Commercial District only.

Mr. Cilley went through the issues that had been resolved:

Dumpster moved

Handicap Parking space has dimensions on it

Location of the old septic

Drainage has been reworked and will remain on the property

Lights are noted on the plan
 The width of the driveway is noted
 Retaining the trees marked on plan
 The screenage is in agreement with the abutter and noted
 Notes include hours of operation and no sign is needed at this time
 Fire chief will sign off on the fire suppression
 Exterior lighting will be left on over each door
 Building inspector will get a copy of the construction sequence
 Septic approval number noted on plan

Mr. Mabardy expressed that he is very happy with the changes.

Motion to accept the application as presented by Kate, Jim seconded all in favor.

Dylan indicated that the findings and fact that this application is meeting all of the guidelines for the Aquifer District and that it is an appropriate use.

Kate made a motion to grant a conditional use permit for a service processing kitchen for agricultural uses. Bob Seconded, all in favor.

The Variance will need to be keyed to the final plan.

Kate made a motion to approve the plan as submitted with revision date of May 20, 2014, Jim seconded with all in favor.

Mike made a motion to have the Chairman sign the Mylar for the board, Kate seconded, all in favor.

New Business:

Pinnacle Leadership Gathering Center- Design Review Lot 5-16- Bruce Cilley and Harold Bragg presenting

Bruce introduced all of the people in attendance for the design review.

Harold Bragg, Matt O'Malia, Jonathan Ring.

Mr. Bragg approached the board and explained that the Zoning Board of Adjustment approved the lot for a Special Exception to create a commercial use at their April 5, 1994 Meeting. Mr. Bragg showed the members a map of the area. There are 3 lots that totaled 27 acres at the time. There was to be access over lot 12 with parking on lot 17 to service the building on lot 16. Joan had reviewed the original file just before the meeting and has the original approval. There was a stipulation in the approval that the lots go to the Planning Board for a Site Plan Review. The associated buildings that had original approval have been used as commercial since the 4-5-94 approval. The lots have been changed since the original approval, but the Special Exception will only pertain to the original lots.

Matt O'Malia approached the board and explained the 3-D building and made his presentation. The building design will focus on internal sustainability and the exterior with relationship to the site. The presentation was extensive and it depicted the entire design. The slopes of the property were taken into consideration and the building was designed around them. Most trees will be marked off and remain during the construction to keep in mind the natural surroundings. There will be a kitchen area for functions that might take place on the property. Service Staff will be there on a daily basis, no lodging is planned at this time. Mr. Bragg informed the board that the project will be partnering with the Preservation Timber Framing. Large groups have been attending the property since the approval. Mike asked about the property being open for public use that was mentioned in some of the approval meeting minutes. Mr. Bragg indicated that during certain programs the public may access it, as invited guests, but it is not open to the public. The board asked about the slopes and if they would be taken into consideration and they are going to take them into consideration and keep the slopes that exist and make it part of the building process.

Jonathan Ring passed out the plans and pictures of the proposed structure. Mr. Rink explained that the access will be from Cottage Road through the current driveway. The existing parking lot will be able to support the uses of the proposed building. The building will have a full sprinkler system and they will work with the Fire Chief, and the Chief of Police to see if the fire trucks, ambulance, and police vehicles will be able to access the lot. Mike asked about the parcel in the middle of the Pinnacle land and Mr. Cilley explained that they don't access the parcel very often. Mike asked if this is taxable property for the Town and Mr. Bragg explained that it was. They will be asking for a survey waiver because it is all owned by the

same individual. Mike asked if the building will be located on the approved Special Exception parcel, and it will. Joan thanked the group for presenting the ideas to the board ahead of time.

Underwood- signing of plan, approved March 18, 2014 moved to the end of the meeting.

Mike made a Motion to have Peter sign the MYLAR on behalf of the planning board; Kate seconded all in favor.

OLD BUSINESS:

Zoning Book Update- Kathy and Roxanne are working on putting it all together for the board.

OTHER BUSINESS:

Approval of April 15, 2014 meeting minutes.

Motion to approve the minutes by Jim, seconded by Kate all in favor.

Next Meeting –June 17, 2014

Mike made a motion to the board that they recognize the expertise and guidance that Dylan Smith has shown the board of his many years of service, and it is with great regret that they send him off to Maine. All agreed.

Dylan thanked the board and expressed that Kensington is a unique beautiful town and he hopes that they can keep it that way.

Joan made a motion to adjourn, Kate seconded it and all were in favor.

Respectfully Submitted,

Kathleen T Felch, Planning Board Clerk