

**KENSINGTON PLANNING BOARD**

**TUESDAY**

**June 20, 2017**

**7:00 P.M.**

**Meeting Minutes-approved 7/18/2017**

**In Attendance: Bob Solomon, Chairman, Kate Mignone, Vice Chairman, Joan Whitney, Jim Thompson, Glenn Ritter, Bob Wadleigh, Selectmen's Representative, Julie LaBranche, Rockingham Planning Commission.**

Bob Solomon opened the public planning board meeting at 7:00pm. He read the information on the public hearing to all those in attendance.

***Public Hearing:***

- 1. Kensington Planning Board will hold a Public Hearing on Tuesday, June 20, 2017 at 7:00 p.m. at the Kensington Town Hall to review and act upon a Six Lot Subdivision application for 825 Development, LLC. The parcel is located off Osgood Road & Drinkwater Road, Map 12 Lots 45-B4 & 47. The intent is for 825 Development, LLC to subdivide a 13.93-acre lot into six lots.*

Joan motioned to open the public hearing at 7:07pm, Kate seconded, all in favor.

Jim Thompson recused himself at 7:07pm, due to being an abutter.

J. Corey Colwell, Engineer, presented the plan to the board. This application will have to be done in steps because the pit has not been reclaimed yet. In order for the board to approve the subdivision the lots will have to be merged and the pit reclaimed. Mr. Colwell went through each detailed sheet for the board.

Glenn arrived at 7:19pm.

The presentation contained details of storm water management, rain gardens, fire cistern, construction sequence, storm water detention area, and cul de sac specifics. The road would eventually have to be accepted by the town and maintained by the town, and the rain garden within the cul de sac would be deeded over to the town. The drainage calculations were discussed and commented on, and will be reviewed further by Julie and Kate along with the Town Engineer. There were two abutters in attendance and no abutters have submitted anything to the board. Dotty Milbury voiced that she was not opposed to the subdivision.

Bob Solomon went through the checklist with the board and the sheet will be added to the record. Glenn made a motion to accept the application, Kate seconded, all in favor. The board then asked the applicant John Ricci if he was okay with continuing the application until July 18, 2017, he agreed. Glenn motioned to continue the public hearing until July 18, 2017 @ 7:00pm, Kate seconded, all in favor.

The town engineer will review the application and the information before the next meeting.

Glenn made a motion to close the public hearing at 8:20pm, Kate seconded, all in favor. Jim returned to the board at 8:20pm.

**Regular Meeting-**

Food Barn- Bob explained that Bruce was asked to come before the board this month, but he asked what he was in violation of, and for a legal letter explaining the violations. Bob explained that he did a further review of the events happening there and there appears to be only one event per month, and would that really put him into a restaurant status for once monthly dinners. Bob had spoken with Bruce and was told that there is a permit with the state for gatherings held by the Food Barn. The board would like to see the permit from the state and see who it is from and what it states. The board believes that the differences should be recorded on a new site plan. Julie stated that the septic is approved for a commercial kitchen, and the board will have to look at the approval again. Michael Schwotzer was in attendance and stated that they are crossing the street from the Farm to the Food Barn, but the Food Barn should be able to support the amount of parking spaces needed for the event on their own lot, because they are two separate entities. Julie created a bulleted list that will be incorporated in a letter to the owner. The board is not saying that the use will not be allowed they just want the records to reflect what is happening currently on the site plan. Julie quoted the motion from the May 20, 2014 Planning Board meeting. Julie will formulate a letter to be looked at by the board.

Lambert drainage plan review- Bob Wadleigh explained the plan before the board and that the town is looking to put in a swale instead of the piping system. Kate asked if the drainage calculations are from John Ring or from Dennis Quintall, Bob will find out. The board has a number of questions for the selectmen and Dennis that Julie will write up.

Seabrook Reclassification- Julie brought up the Seabrook Reclassification project and how she was notified of the Board of Selectmen's decision to rescind their vote to be part of the reclassification. She stated that if the board wanted more information she would be glad to attend. Julie further explained that windshield inspections are done on the potential contamination sites now and the inspection process can't be done unless the town is part of the program. Bob asked where Seabrook is East of 95 where do they draw their water from. It was explained that they do not draw from any aquifer's east of 95 only the one West of 95.

The PlanNH meeting is scheduled for this Thursday at 7:00pm at the Town Hall.

The board discussed the need for more members. There is currently one open seat and Julie advised the board that they could use an alternate when there are abutter issues. The information will be added to the website.

Mike Schwotzer wanted to bring something to the board's attention. He commented that the Country Brook was serving meals on the porch area of the business. The board reviewed the original approval which stated that there was to be no food services on the porch area. Would this be an expansion of a non conforming use, which is not allowed in this area. The issue of the existing use of a country store was discussed and that the 2 year time limit was approaching. If the business is not resumed within the 2 year period

then the business cannot operate there without going for all the approvals again under the current zoning regulations. The board will look to see the sale date of the property.

***Approval of May meeting minutes- Kathy brought up that she and Bob had talked and in the May minutes there was no mention of the board sending Peter Merrill's name to the board of selectmen, it was omitted in error.***

***Glenn made a motion to accept the May meeting minutes with the amendment, Kate seconded, all in favor.***

***Glenn motioned to adjourn, Kate seconded, all in favor at 9:30pm.***

Respectfully submitted,

Kathleen T Felch

APPROVED