

KENSINGTON PLANNING BOARD  
THURSDAY  
AUGUST 24, 2017  
MEETING MINUTES- Approved 10-17-2017

In Attendance: Bob Solomon, Chairman, Glenn Ritter, Bob Wadleigh, Selectmen's Representative, and Julie LaBranche, Rockingham Planning Commission.

John and Heidi Ricci, property owners, were present in the audience.

Chairman Bob Solomon opened the meeting at 7:05pm. This is a special meeting to review the petitioners' response to the July 18 conditional approval of the subdivision for 825 Development LLC located off of Drinkwater Road and Osgood Road also known as Map 12 Lot 47. The Board did not have a quorum present at the regular scheduled meeting on August 15 to review the documents.

1. Review and approval of Stormwater Management and Drainage Plan to the planning board's satisfaction.
2. Review of the calculations for an alternative where the catch basin and pipe were removed from the bioretention area.

In an August 11 letter, Christian Smith, the Town's engineer, stated that the revisions address all cited comments and concerns. He also "strongly recommended" that the riser and underdrain pipe be required as approved. Selectman Bob Wadleigh reminded the Board that the Selectmen do not recommend this as the Town does not have a Maintenance Department to maintain the pipe if any problems arise in the future. Also, his recollection from an email from Chris Smith was that without the pipe water may only become an issue during a 100 year storm event. Glenn Ritter stated that, while he could see both sides of the issue and appreciated the Board of Selectmen is trying to save the Town any future expense, he felt the Board should side with the engineering expert. Bob Solomon agreed. Glen made a motion to accept the engineer's recommendation, Bob Solomon seconded. The motion passed with a 2 to 1 vote. Voting against the motion, Bob Wadleigh will bring his concerns back to the Board of Selectmen.

3. Review and approval of a Drainage Easement for the stormwater systems.

Signed and notarized documents of Cistern Access Easement and Drainage Easement granted to the Town have been presented. Julie LaBranche recommended that the easements be accepted as presented and sent to the Board of Selectmen and forwarded to legal counsel for review. Glenn Ritter made a motion to accept the easements as presented, Bob Wadleigh seconded and the motion passed unanimously.

4. State and local permits obtained

State Subdivision approval was submitted with the easement paperwork.

Julie reported that Lt. Scott MacDougall of the Kensington Fire Department stated in an August 7 e-mail that the Fire Department is fine with either 2 houses having sprinklers and a 10,000 gal cistern or a 20,000 gal cistern.

Legal counsel has reviewed the gravel pit information and is okay with how it has been handled.

5. Revise the site plan to create a 10 foot wide drainage easement around the perimeter of the detention basin.

A revised plan was presented showing the original area outlined in green and the expanded 10 foot area outlined in red.

Bob Solomon asked if all the monumentation has been set. Mr. Ricci stated that as of August 4 it was completed. He stated that anything moved out of place during construction would be reset. Julie asked how the easements would be delineated. Mr. Ricci stated that rods would be set at the corners when construction was complete.

Glenn made a motion stating that all conditions from the July 18 meeting have been met pending acceptance of the easement documents by the Board of Selectmen with the Planning Board's recommendation that they be sent to legal counsel for review. Bob Wadleigh seconded, and the motion passed unanimously.

Glenn made a motion to adjourn at 7:30pm, seconded by Bob Wadleigh, all in favor.

Respectfully submitted,

Mary F. Smith

APPROVED