

KENSINGTON PLANNING BOARD
TUESDAY, November 21, 2017
MEETING MIUTES-DRAFT

In attendance: Bob Solomon, Chair, Bob Wadleigh, Selectmen's Representative, Jim Thompson, Glenn Ritter (Arrived 7:30pm), and Julie LaBranche, Rockingham Planning Commission Representative.

15 neighboring residents were in attendance. See attendance sheet attached.

7:03p.m. Chairman Solomon opened the regular session of the November Planning Board meeting. The first agenda item was a review of a driveway permit application. The applicant is Peter Kuegel Trucking, LLC. The location is Map 11, Lot 7. This request is for a second driveway off Round Hill Drive. While Road Agent, David Buxton, usually reviews Driveway Permit Applications, Chairman Solomon informed the Board and those attending that he was unavailable for the meeting. Chairman Solomon asked Mr. Kuegel where he anticipated adding the driveway if his application were to be approved. Mr Kuegel stated that it would be on the 55ft frontage on what was Round Hill Rd. The main issue surrounding this application is the fact that Town Meeting voted to close and abandon "Round Hill Road from Osgood Road to residence of Amelia Rowe" at Town Meeting on March 9, 1948.

Donna Carter, speaking for owner Peter Kuegel, presented arguments in favor of granting the request. She presented a number of documents that she felt backed up this opinion. Lengthy discussion involved on the differing opinions. Since many legal issues are involved, the Board's suggestion was to hand over the application to legal counsel for their opinion before any decision can be made.

There were many questions from residents when Chairman Solomon opened the meeting to the public. Some of those included: Kathy MacQuarrie wondered what was the motivation behind the new driveway? Would we be opening up the land for development? Janet Brunnell questioned the status of the gravel pit. Mr. Wadleigh responded that he had been out earlier in the day with the engineer to inspect the pit. He is waiting to get the final report. Ms. Brunnell wondered who was responsible to make sure that the pit is reclaimed. Gravel pits are subject to State regulations but the Town would have local oversight. There is a reclamation plan on file with the State.

Mr. Thompson made a motion, seconded by Mr. Wadleigh, to refer this application to legal counsel for review. Motion passed unanimously. Ms. LaBranche will work with Kathy Felch on package to forward to attorney.

Resident Janet MacQuarrie questioned why abutters weren't notified that the application was being reviewed at this meeting. Ms. LaBranche responded that a Driveway Permit Application does not require a public hearing which would have necessitated notices being mailed.

Agenda item number 2 concerned Tannery Way, 825 Development, LLC. Mr. Thompson recused himself from this discussion. The Board reviewed the "Inspection and Construction Sequence Agreement" and the "Security Agreement". Per the revised subdivision approval, the Town received a check in the amount of \$261,352. as bond and one in the amount of \$5,000. to pay for inspections by the Town Engineer, Christian Smith. A motion was made by Mr. Ritter, seconded by Mr. Wadleigh, to accept the agreements as written to fulfill the revisions of the original subdivision approval. The motion passed unanimously.

The agreements were signed by Chairman Solomon and will be forwarded to property owner John Ricci for his signature.

Mr. Thompson made a motion to approve the October minutes as written. Motion seconded by Mr. Wadleigh and passed unanimously.

New business:

Ms. Donna Carter had questions concerning the Accessory Dwelling Unit (ADU) policy that was passed at Town Meeting last year. She wondered if the Board would be willing to revisit the policy to also allow ADU's in detached structures. She is working on a petition article and has a number of signatures. All Board members agreed that the policy should be revisited. Last year's policy was a first cautious attempt to comply with the new State regulation. The Board members agreed to review the current language and report back next month on any possible changes to be considered and, if so, should it be attempted at this late date or should it wait until next year.

Chairman Solomon reported on the Charrette. There was a good turnout of residents at the meetings which generated a lot of good comments. We are waiting to receive the final written report.

8:25pm Mr. Thompson made a motion, seconded by Mr. Wadleigh, to adjourn. Motion passed unanimously.

Respectfully Submitted,

Mary Smith