

TOWN OF KENSINGTON
95 AMESBURY RD., KENSINGTON NH 03833
PLANNING BOARD
MEETING MINUTES - FEBRUARY 20, 2018
Approved 3/20/2018

Members present: Bob Solomon, Chair, Bob Wadleigh, Selectmen's Representative, Jim Thompson, Chris Chetsas, Glenn Ritter, Alternate Bob Fee (not voting) and Julie LaBranche, Rockingham Planning Commission Representative.

7:06 p.m. Chairman Solomon opened the meeting. He read aloud the following notice which was posted for the public hearing:

"Notice is hereby given in accordance with RSA 674:72 that the Kensington Planning Board will hold a Public Hearing for Brad and Lisa Parsons, of 268 North Haverhill Road, Map 13 Lot 2-2, on Tuesday, February 20, 2018 at 7:00 p.m. at the Kensington Town Hall, 95 Amesbury Road, to review and act upon an Accessory Dwelling Unit application which is allowed in Zoning Ordinance Article III Section 3.2.3 Accessory Dwelling Units. Copies of the plan are available for review at the town offices. "

Brad and Lisa Parsons, 268 N. Haverhill Rd., are applying for a conditional Use Permit to add an Accessory Dwelling Unit (ADU) to their current residence.

Mr. Thompson made a motion to open the public hearing, seconded by Mr. Wadleigh and passed unanimously.

Mr. Parsons stated that he and his wife are requesting permission to add a one bedroom ADU to their existing 3 bedroom home. It will consist of a kitchen and living area with one bedroom and bathroom. The unit measures 15ft by 36ft 6 inches. When the house was built about one year ago, this area was roughed in with the intention of completing the ADU in the future for Mrs. Parsons' mother.

Mr. Fee asked if the kitchen entry was the exterior entrance. It will be. He also questioned the electrical service. It will be a sub-panel and the house has 200 amp service.

Mr. Thompson questioned the applicants to see if they had any intention to lease this space. The applicant reiterated that the unit was for Mrs. Parsons' mother. He also asked about the size of the current septic system. It is a 4 bedroom system. Ms. LaBranche reported that she believes the Department of Environmental Services (DES) considers a one bedroom ADU as 1 1/2 bedrooms to allow for the second kitchen.

Building Inspector Norman Giroux was in attendance. Mr. Thompsons asked him if he was aware of any issues with the residence. He responded that he had completed all the inspections. Everything was in order and the permits had been issued.

The Board reviewed Section 3.2.3, A4 of the Zoning Ordinance pertaining to ADUs. All requirements have been met with the possible exception of the existing Septic Plan. Ms. LaBranche will contact DES for its guidance on what size septic design would be required and also whether or not the requirement "The applicant shall provide a septic system replacement plan designed by a NH certified septic designer and approved by the NH Department of Environmental Services.....the property owner shall have the system inspected by a NH licensed septic inspector "should be required on a house that is so new.

Peter Merrill, an abutter at 275 N. Haverhill Rd., asked to review the plan. He questioned whether there were any plans to make this a short-term rental. The applicants again stated that the purpose of this unit is to provide a home for Mrs. Parsons' mother.

Mr. Merrill also informed the Board that he only received his notice the day of the meeting. Ms. LaBranche reviewed section 676:4 I. (d) (1) of "New Hampshire Planning and Land Use Regulation" which states "The planning board shall notify the abutter, the applicantNotice shall be mailed at least 10 days prior". The notice had been mailed in a timely fashion.

Mr. Thompson made a motion, seconded by Mr. Wadleigh, to approve the conditional use permit subject to the condition that the Planning Board must receive an approval letter from the Department of Environmental Services documenting that the septic system is adequate for the addition. Motion passed unanimously.

Ms. LaBranche reiterated that she will contact DES. She also told the applicants that a written approval with the condition will be prepared and sent to them.

7:41pm Mr. Thompson made a motion to close the public hearing. It was seconded by Mr. Ritter and passed unanimously.

Mr. Giroux alerted the board that he had become aware of an unapproved detached unit for rent. Ms. LaBranche informed him that the Board was aware of the situation and a letter had been sent to the Board of Selectmen (BOS) for enforcement. Mr. Wadleigh stated the BOS had received the letter and forwarded it to the Town's legal counsel.

Lynn Monroe, 5 Hobbs Rd., came before the Board to enlist support for the Warrant Article that would establish a Heritage Commission. She wants residents to understand that is not a regulatory board like a historic district commission. Many of our neighboring towns already have them in place.

Mr. Thompson made a motion, seconded by Mr. Ritter, to support the formation of a Heritage Commission. Chairman Solomon also voted in agreement. Mr. Wadleigh and Mr. Chetsas abstained.

Next, the Board reviewed a letter from the Town's Engineer, Mr. Christian Smith, clarifying his previous memo of November 21, 2017, concerning the reclamation plan for the Kuegel Gravel Pit. Based on this report and pursuant to the terms of the 2016 agreement between the Town and Mr. Kuegel, a motion was made by Mr. Thompson and seconded by Mr. Wadleigh to recommend to the BOS that in the Planning Board's opinion the gravel pit should be considered reclaimed. Motion passed unanimously.

The Board reviewed the draft minutes from January 16. Mr. Chetsas noted an error on the third line of the first paragraph. "Mr. Chetsas suggested" should be changed to read "It was suggested". Mr. Thompson made a motion to approve the minutes with the change discussed. Motion was seconded by Mr. Wadleigh and passed with Mr. Ritter abstaining.

Ms. LaBranche suggested that the discussion of ADU's should be added to the March agenda. There will be items to discuss whether or not the Warrant Article is passed.

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

Respectfully submitted,

Mary Smith