

**KENSINGTON, NEW HAMPSHIRE
KENSINGTON PLANNING BOARD
TUESDAY
SEPTEMBER 18, 2018
7:00 P.M. AT THE
KENSINGTON TOWN HALL
95 Amesbury Road
Meeting Minutes- *Approved 10/16/2018***

In Attendance: Christopher Chetsas, Mary Smith, Jim Thompson, Julie LaBranche, Rockingham Planning Commission Representative

Others in Attendance: Donna Carter, Chief True, Norman Giroux, Building Inspector; Michael Schwotzer

Chris introduced the members in attendance and stated since they have a quorum he would entertain a motion to open the meeting. Mary made a motion to open the meeting at 7:02pm, Jim seconded, all in favor.

Jim made a motion to open the public hearing, Mary seconded, all in favor.
Chris read the following to all in attendance.

AGENDA:

1. Notice is hereby given in accordance with RSA 674:72 that the Kensington Planning Board will hold a Public Hearing for Donna M Carter, of 119 Amesbury Road, Map 8 Lot 29, on Tuesday, September 18, 2018 at 7:00 p.m. at the Kensington Town Hall, 95 Amesbury Road, to review and act upon a detached Accessory Dwelling Unit application which is allowed per Zoning Ordinance Article III Section 3.2.3 Accessory Dwelling Units.

Donna approached the board and explained where the driveway is on the property and where the parking will be. The size is 22x39 for the inside dimension and is under 900 square feet.

Donna informed the board of the following:

- Current structure is on a slab with poured concrete
- No access to the barn area from the home
- Will gut the structure back to the frame
- Septic will be separate from the dwelling's septic
- There are two parking spaces, marked out on the plan presented
- There is a reserve area for the septic of the dwelling, if it were to fail
- She could have a ½ bath, but is unsure if she will install it
- There is a holding tank from the previous owners that will need to be removed.
- The boundary lines were discussed along with wetlands indicated on the septic plan.
- Her intention is to make it look like a barn with barn doors on the front of the accessory dwelling unit.
- Pictures of the area were reviewed by board members.

Julie asked if the framing was adequate, and Mr. Giroux the building inspector has viewed the space and confirmed that the structure is adequate.

- The frame of the building will be framed up so that there is 3.5 inches to add insulation between the floor and the slab.

- There will need to be fire separation from the storage area. Contractor will have to supply the town with what they plan to use for fire separation at the time of the building permit.
- All the windows will be ground level and be egress windows.
- Mr. Giroux explained that she is not applying for the building permit now and when she does apply he will make sure that the building codes are complied with.
- Julie asked the Fire Chief, about his letter, item 1, she pointed out the door and windows on the plan and asked if they complied with code, and they do comply with the means of escape.
- The assessing office will assign the address for E911.
Julie explained that usually they have 1A and a 1B for the two structures on the property.
- Jim asked if there were any responses from the people in attendance or any abutters and there were not, and none in attendance tonight.

The board went through the checklist for the Accessory Dwelling Unit. The total square footage is 898, with two bedrooms. Proof of septic and system design are on file.

Julie made a couple of suggestions for the accessory dwelling unit. One being that the notice of decision should be recorded at the registry of deeds, so that future owners will be aware of the accessory dwelling unit, and to be more accessible. Mrs. Carter suggested to have it on the assessing card noting that there is an accessory dwelling unit on the property. Mr. Schwotzer commented that recording the decision echo's what was done for the in-law apartments, and if you do a search at the registry this will pop up for the searcher and they will realize what is actually there.

Jim made a motion to approve the accessory dwelling as proposed, pending a motion of decision be recorded at the registry of deeds, Mary seconded, all in favor.

Mary made a motion to close the public hearing at 7:29pm, Jim seconded, all in favor.

OTHER BUSINESS:

Fire Chief- Cisterns-Chief True

- Changes to the article were outlined in blue, and the technical references were added to the ordinance.
- This section would be added to the site plan review for residential and commercial and the subdivision regulations Section 3.3J and added as new part M.

Chief True explained that his job is to make sure that the towns people are safe. He was tasked to see what the fire pond and cistern conditions are in town and how to correct issues.

- Creditable sources of water were discussed and it has to be accessible 24 hours 7 days a week.
- Changes in use were discussed he explained that the building inspector and the fire chief have been working together on new permits, but once approvals are given the town boards are done, the fire department has to keep inspecting the buildings through out the life of the building.
- Various examples of places of assembly were discussed, and how inspections have to be done by the fire department periodically.
- 30,000-gallon cistern will provide public water supply to the homes within 2000 square feet.

- Usable water- would be water out of the ground or cistern, there is a level that is allowed off of the floor, and after that level is considered the usable water.
- How do you address sprinklers in unheated garages? Sprinklers are usually on the interior wall.
- The fire chief addressed the previous questions of the board and explained the reasoning for the regulation. He is trying to get the cisterns to help out the area not just the development to reduce insurance costs and have effective fire control.

He explained to the board that surrounding towns have these cistern regulations. Julie will make the revisions for the board.

Julie explained that there were other changes that will need a public hearing such as bonding and sequence of construction, the Wetland Conservation District needs some changes for clarity, along with the telecommunications and meeting times of the board, and deleting the clerk to be a member of the board. These will be discussed next month.

Accessory Dwelling Unit discussion-

- Suggestions were made to have it comply with the setbacks, and to record it at the registry of deeds. The board agreed with the changes. This will go to public hearing then if passed by the board will be on the ballot for March 2019.

Julie submitted the hours requested that stated her time for the last month. Mr. Schwotzer asked for a running total to be added for the year, Julie will include the running total on the monthly submission. Julie informed the board that the RPC contract first payment had not been billed or paid due to the contract not being signed, that was the reason for the low hours this month.

Mr. Schwotzer was in attendance as a citizen, not representing the Board of Selectmen and stated that he would address the Rockingham Planning Commission Contract at the next meeting of the board. He sees a benefit in having the representation at the meetings from the commission.

Mr. Schwotzer expressed that he had researched the planning board membership and there was no mention of a number of members needed, but historically the board had contained seven members. He was looking to do a petition for the number of members of the planning board to be documented within the regulations. It is imperative upon the board of selectmen to appoint members as soon as possible when vacancies occur. Julie explained that it was vetted through legal and that a quorum of the board is determined on the appointed active members. He explained that there is a problem when you have a quorum that can be only two or three members. Having the seven-member board is important and keeps a few members from passing regulation changes.

Meeting minutes- August 21, 2018

Jim made a motion to accept the minutes of the meeting from August 21, 2018, Mary seconded, all in favor.

Jim made a motion to adjourn the meeting, Mary seconded, all in favor.

Respectfully submitted,

Kathleen T Felch