

**KENSINGTON, NEW HAMPSHIRE
KENSINGTON PLANNING BOARD
WEDNESDAY, APRIL 5, 2023
6:30 P.M.**

**At Kensington Town Hall 95 Amesbury Road, Kensington, NH
Meeting Minutes- Work Session**

**In Attendance: Marty Silvia, Justin McLane, Robert Solomon, Selectmen's Representative,
Vanessa Rozier, Chairwoman, Glenn Greenwood, Town Planner.**

Two members of the public in attendance and participated in the work session.

Vanessa called the meeting to order at 6:28pm.

There were two new residents to town who are interested in volunteering for the planning and zoning boards.

V. Rozier stated that the regular meetings are every 3rd Wednesday and workshop meetings will be February, March, April, May, September, October and November the first Wednesday of the month.

There are a few seats on the board that are available. V. Rozier went over some of the duties of the board and what they will be working on this year such as the Site Plan Review sections as well as the Master Plan.

G. Greenwood went through the checklists and updated them.

WORKSHOP REVIEW:

1.) Review Checklists

- a. The board reviewed the Procedures for the board. This proposed procedure page is approved and will be voted on at the next regular meeting of the board.
- b. The application was reviewed and the amended application will be completed by the next meeting.
- c. Subdivision/Site Plan Review checklist will be updated and will be separated.
- d. Lot Line checklist was reviewed and will be finalized at the next meeting.
There was discussion on lot lines and creating unbuildable lots, and that the board needs to be cautious about that. J. McLane would like to see the location of any proposed septic system and reserve field on the lot line adjustment plans. This was discussed further.
- e. Accessory Dwelling Unit Checklist- G. Greenwood will add that the plan submitted will be to scale to be able to determine the actual square footage of the accessory dwelling unit.
- f. As a note to the checklists, it was discussed that the applicant should fill out the checklist and submit it with the application, then G. Greenwood the Town Planner will review the applications along with the checklists as part of his review for all applications.

44 2.) Structure of Public Hearings for all board matters.

- 45 a. For all future public hearings there will be a sign-up sheet that will go around.
46 There will be time for each commenter and no duplication of comments, if a point has
47 already been made, please skip over that comment.
48 b. Make it known that public comment will be limited. The public should have an
49 opportunity to comment but not to debate.
50 c. The board will receive comments but may not respond directly to those comments, they
51 might address them later.
52 d. Public comments will be allowed, and a time limit will be applied to each comment.
53 e. New rules of procedures will be worked on so that running the public hearings will be set
54 out in steps within the regulations.
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56 3.) Starting the Master Plan

57 4.) Wetland Regulations- to be worked on with Conservation Commission
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60 **OTHER BUSINESS:**

61 **Next Regular Monthly Meeting: Wednesday, April 19, 2023, at 6:30pm**
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63 **Adjournment**

64 **M. Silvia motioned to adjourn the meeting at 8:05pm, M. Smith seconded, all in favor.**
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66 **Respectfully submitted,**
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68 **Kathleen T Felch**
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