

**GKG Planning LLC
132 Amesbury Road
Kensington, NH 03833**

603/770-9822

glennkgreenwood@gmail.com

Memo To: Chairman and Members of the Kensington Planning Board
From: Glenn Greenwood, Kensington Planner
Date: August 14, 2023
Subject: Comments for Planning Board agenda for August 16, 2023

6:30 - Owner: Donna M. Pikul Revocable Trust - 17 Lamprey Rd-Kensington, NH 03833

Map 6 Lot 62- The applicant is requesting that the Planning board approve a Lot Line Adjustment as stated in Article III, Section 3.3.H.1 of the Kensington Subdivision Regulations. This is the first public hearing for this application so the board needs to consider invoking jurisdiction on the plan. I have reviewed the plan entitled, *“Plan of Land in Kensington New Hampshire Prepared for Donna M Pikul Revocable Trust Donna M., Trustee.”* Prepared by Le Blanc Survey Associates, Inc dated June 27, 2023, and the following are my comments:

- 1) The Plan needs to indicate abutter names with tax map numbers and street addresses.
- 2) The Plan needs to indicate the properties are located in the Residential Agricultural Zone and the Wetlands Conservation District.
- 3) The plan doesn't display a reserve area for the existing house lot but its placement verifies that the leach field is all located within the property. A 4k area should be displayed on lot 62B that encompasses the two test pits and this reserve area must maintain proper setbacks from the wetland located on the east side of the lot.
- 4) The location of a proposed well falling at least 75 feet from the reserve area should be shown on lot 62B.
- 5) No water source is identified for lot 62B.
- 6) What is the purpose of the spring lot since it becomes a part of 63 and that lot has a well?
- 7) A monument certification will be required before final approval indicating all boundary markers have been placed appropriately.
- 8) The Planning Board needs to make a determination if the lot shape is appropriate. A rectangle is the preferred shape in the regulations.