

KENSINGTON, NEW HAMPSHIRE
PLANNING BOARD
Wednesday, December 20, 2023, 6:30 P.M.
At Kensington Town Hall 95 Amesbury Road, Kensington, NH
Meeting Minutes – DRAFT

The Chair called the meeting to order at 6:31pm

Introduction of Planning Board members and other meeting participants:

Justin McLane (Vice Chair), Bob Solomon (member), Carly Fenton (member), Aaron Fenton (member), Mary Smith (member), Marty Silvia (member), Glenn Greenwood (Town Planner), and Owen Corcoran (Land Use Administrative Assistant)

J. McLane assumed the duties and responsibilities of the Planning Board Chairperson in the absence of Vanessa Rozier.

Public Hearings:

J. McLane read the public hearing notice into the record:

6:30 PM: Planning Board Public Hearing:

The Kensington Planning Board is holding a public hearing in accordance with NH RSA 675:3 and 675:7. The purpose is to hear the following changes to the Kensington Zoning Ordinance:

- Amend Article II
- Amend Article V, Section 5.3
- Amend Article VIII, Section 8.1.A.1
- Amend Article VIII, Section 8.1.B

J. McLane entertained a motion to open the public hearing.

MOTION: M. Smith motioned to open the public hearing. M. Silvia seconded. All in favor, none opposed, no abstentions.

J. McLane noted that no members of the public were present for the public hearing and opened the floor to discussion amongst the board members.

J. McLane noted that the board had discussed the proposed amendments extensively over the previous few months.

M. Smith asked about the wording on the proposed zoning ordinance changes document provided by the Land Use Administrative Assistant (Amendment 1). G. Greenwood stated that he would put the proposed amendments in the proper warrant article format by January.

M. Smith asked for clarification on the amendment to Article V, Section 5.3 (Floodplain Management Regulations). G. Greenwood stated that the board is required to update the regulations or they will be kicked out of the program.

The board agreed to vote on the amendments individually rather than vote on them all at once.

Amend Article II

MOTION: M. Smith motioned to amend Article II of the Kensington Zoning Ordinance (Living Area) as presented and move to the annual meeting for the vote. A. Fenton Seconded. All in favor, none opposed, no abstentions.

MOTION: C. Fenton motioned to amend Article II of the Kensington Zoning Ordinance (Condominium) as presented and move to the annual meeting for the vote. M. Smith seconded. All in favor, none opposed, no abstentions.

Amend Article V, Section 5.3

MOTION: M. Smith motioned to amend Article V, Section 5.3 of the Kensington Zoning Ordinance as presented and move to the annual meeting for the vote. A. Fenton Seconded. All in favor, none opposed, no abstentions.

Amend Article VIII, Section 8.1.A.1

MOTION: M. Smith motioned to amend Article VIII, Section 8.1.A.1 of the Kensington Zoning ordinance as presented and move to the annual meeting for the vote. A. Fenton seconded. All in favor, none opposed, no abstentions.

Amend Article VIII, Section 8.1.B

MOTION: C. Fenton motioned to amend Article VIII, Section 8.1.B of the Kensington Zoning ordinance as presented and move to the annual meeting for the vote. M. Smith seconded. All in favor, none opposed, no abstentions.

The Chair entertained a motion to close the public hearing.

MOTION: C. Fenton motioned to close the public hearing. M. Silvia seconded. All in favor. None opposed. No abstentions.

UPDATES ON PRIOR BUSINESS:

- **Master Plan Survey**

C. Fenton stated that O. Corcoran had emailed the draft survey to the town's committees for their review and feedback. Bi-weekly reminders will be sent to the committees throughout January, and the Master Plan Survey will be on the agenda for discussion at the February, 2024 workshop.

- **Site Plan Review**

M. Smith stated that she and Glenn Greenwood had met to discuss revising the Site Plan Review regulations. They plan to have a discussion at the February, 2024 workshop.

Approval of Minutes from July 19, October 18, and November 15, 2023.

MOTION: M. Smith motioned to approve the minutes of November 15, 2023 as amended. 6 in favor, 1 abstained (J. McLane).

MOTION: A. Fenton motioned to approve the minutes of October 18, 2023. M. Silvia seconded. 4 in favor, 2 abstained (C. Fenton and B. Solomon).

MOTION: C. Fenton motioned to approve the minutes of July 19, 2023 as amended. All in Favor, none opposed, no abstentions.

**Next Regular Monthly Meeting:
Wednesday, January 17, 2023, at 6:30pm**

Adjournment

MOTION: C. Fenton motioned to adjourn the meeting. A. Fenton seconded. All in favor, none opposed, no abstentions.

Meeting adjourned at 7:05pm

Respectfully Submitted,

Owen M. Corcoran
Land Use Administrative Assistant