

53 Norman DeBoisbriand expressed concerns about a pond on his property as a result of a beaver dam and
54 has flooded about 3 times within the last year. He also expressed concern about a culvert on his property
55 that needs to be changed, and that it cannot handle the water coming from broken beaver dams. He asked
56 the board if the development would expand the wetland in that area. Mr. DeBoisbriand explained that the
57 culvert on his property is owned by the town. J. McLane make note of the fact that the culvert might
58 impact ground water.
59

60 Jon Frye of 25 Moulton Ridge Rd. expressed concerns about storm runoff on the proposed lots. He stated
61 that when he purchased his house, he was told there was only enough frontage for one house to be built.
62 A. Fenton noted that Mr. Frye's lot was mislabeled on the plan.
63

64 Tim Ervin of 15 Moulton Ridge Rd. asked if the applicant had plans for tree removal, what considerations
65 are made for trees, how much clear cutting will be conducted, and if there is a plan that shows where trees
66 will be removed.
67

68 Curtis Lavertu of 18 Hilliard Rd. asked if the applicant had considerations for mitigating mud, erosion,
69 etc. during development. Mr. Lavertu noted the trail used by the community that runs through the area. J.
70 McLane stated that once a project is permitted, there will be mitigating plans in plans to prevent M.
71 Lavertu's concerns, and if there are issues with mud and erosion, it should be brought to the town's
72 attention as a code enforcement issue.
73

74 Nick Mayer of 11 Moulton Ridge Rd. had concerns about the culvert, the river overflowing, and stated
75 that there are 150 wetland flags in the area. He stated that the wetlands expanded with excessive
76 precipitation and expressed concerns about environmental impact. Mr. Mayer also expressed concerns
77 about what he considered unauthorized tree cutting on his property, as well as a neighbor's property.
78

79 Ed Powers of 17 Moulton Ridge Rd. expressed concerns with long term wetland impact from excavating
80 and construction. J. McLane stated that the ZBA should address those concerns when they consider
81 whether to grant the special exception.
82

83 J. McLane explained that the concerns about wetland impact is the jurisdiction of the ZBA, and
84 encouraged members of the public to express those concerns to the ZBA when they hear this application.
85

86 Tim Cannon of 14 Hilliard Rd. expressed concerns with the springs on the property that flow down to the
87 wetlands. He stated that his property needed a full water system after previous development. Mr. Cannon
88 expressed concerns about water flow, wetlands, and septic systems, as well as concerns with the proposed
89 house near the swamp.
90

91 B. Gier approached the podium to address public comments.
92

93 B. Gier stated that they will follow storm water best management practices and explained that they will
94 follow town policies to not create more storm water runoff. B. Gier explained that the road that was
95 prepped to allow access for test pit digging on lot 3. He further explained that the access on the plans is
96 where access for lot 3 will be and Lots 1 and 2 access off Hillard or Moulton Ridge, and that erosion
97 control is required to install during development. B. Gier explained that they acquire state approval for the
98 septic system.
99

100 M. Silvia asked the applicant about the planned square footage of the houses to be built. B. Gier stated
101 that the homes will be single family homes with 3 or 4 bedrooms and stated that the current owner intends
102 to build a house on lot 3.
103

104 A Fenton observed that the deed lists the property at 17 acres, but the plans cite 14.5 acres. B. Gier
105 explained that the deed is incorrect and wasn't updated when square lots were taken out.
106

107 A resident asked about the existing foundation on the lot that abuts 19 Moulton Ridge Rd. B. Gier
108 explained that they would not intend to use that foundation development.
109

110 B. Solomon asked about directional flow of storm water. B. Gier replied that it flows north to south. A
111 resident in attendance interjected and stated that the water flows south to north.
112

113 M. Smith asked about driveway length and stated that they need to hear from the fire chief regarding
114 turnarounds for fire department vehicles. B. Gier stated that the driveways will be 12' wide.
115

116 J. McLane expressed concerns about excavators in wetland areas for test pits. B. Gier stated that the
117 owner does not intend to deforest and will not have issue meeting requirements for the tree clearing plan.
118

119 M. Smith expressed concerns with the oddly shaped lots. B. Gier stated that they tried to give each lot
120 approximately the same area, and that the lots are not going to be square, as it is not square parcel. G.
121 Greenwood explained that he doesn't believe that the lots too oddly shaped, and that the lots create
122 perpendicular lines to the roads.
123

124 J. McLane expressed concerns with road frontage, as it appears that 2 of the 3 lots are non-conforming. G.
125 Greenwood stated that by his calculations the lots are conforming. B. Gier reiterated the same
126 information.
127

128 B. Solomon asked if all the lots have 100' of width. B. Gier stated that he will confirm that information.
129

130 J. McLane stated that the plan leaves very little margin for error but is unsure if that can be a concern of
131 the Planning Board jurisdictionally.
132

133 J. McLane opined that that he feels the board should wait until the ZBA decision regarding the special
134 exception application for wetland and wetland buffer impact. G. Greenwood recommended that the board
135 not make a decision prior to the ZBA hearing, and that the planning board is not obligated to take action
136 at this meeting. J. McLane stated that he feels that out of fairness to the applicant, he thinks the board
137 should try to at least answer as many questions as possible.
138

139 J. McLane asked B. Gier how the wetland delineation was determined. B. Gier explained that Gove
140 Environmental did the work on the wetland delineation.
141

142 J. McLane reviewed the items that the board is requesting from the applicant before the next meeting,
143 namely a tree clearing and storm runoff plans. He also asked O. Corcoran to follow up with Chief True
144 for feedback on the plans.
145

146 The board discussed continuing the hearing until the February 21, 2024 planning board meeting to allow
147 the ZBA to hear the application for a special exception. J. McLane entertained a motion to continue.
148

149 **MOTION: M. Smith motioned to continue the public hearing for a subdivision application at 23**
150 **Moulton Ridge Rd, Map 46 Lot 11 to February 21, 2024 at 6:30pm at the Kensington, NH Town**
151 **Hall. C. Fenton seconded. All in favor.**
152

153 J. McLane closed the public hearing at 7:49pm.
154

155 The board reviewed the minutes of December 20, 2023, and made minor corrections to grammar and
156 syntax.
157

158 **MOTION: M. Silvia motioned to approve the minutes of December 20, 2023 as amended. A. Fenton**
159 **seconded. All in favor, none opposed, no abstentions.**
160

161 **MOTION: M. Silvia motioned to adjourn the meeting. A. Fenton seconded. All in favor, none**
162 **opposed, no abstentions.**

163
164 The meeting adjourned at 7:49pm.

165
166
167 **Next Regular Monthly Meeting: Wednesday, February 21, 2024, at 6:30pm**

168 **Adjournment**

169
170 Respectfully Submitted,

171
172 Owen Corcoran

173 Land Use Administrative Assistant

174
175