

1 KENSINGTON, NEW HAMPSHIRE
2 KENSINGTON PLANNING BOARD

3 WEDNESDAY, January 18, 2023, 6:30 P.M.

4 At Kensington Town Hall 95 Amesbury Road, Kensington, NH
5 Meeting - Minutes

6 The Kensington Planning Board will meet at the Kensington Town Hall, 95 Amesbury Road to conduct a
7 meeting on Wednesday, January 18, 2023, at 6:30pm.

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9 In Attendance: Vanessa Rozier, Chairwoman, Glenn Greenwood, Planner, Marty Silvia, Robert
10 Solomon, Selectmen's Representative, Mary Smith, Vice Chair, Justin McLane, Josh Preneta.

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13 **PUBLIC HEARINGS:**

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15 1. *Continued application for:*

16 *Arthur Bonnevie with a physical location of 10 French's Lane, Kensington, NH further identified*
17 *as Map 11 Lot 40-8 have submitted a Conditional Use Permit Application for an Accessory*
18 *Dwelling Unit in accordance with Article III, Section 3.2.3 of the Zoning Ordinance for the Town*
19 *of Kensington.*

20 **M. Smith made a motion to open the public hearing, M. Silvia seconded, all in favor.**

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22 V. Rozier thanked Mr. Bonnevie for working with the building inspector and G. Greenwood for
23 reviewing.

24 The board went through the checklist for the accessory dwelling unit and reviewed the new
25 septic plan and accessory dwelling sketch. **M. Schwotzer made a motion 6:38pm to waive the**
26 **4 checklist requirements, abutters, setbacks, surveyor stamp and zoning district and as noted**
27 **on the checklist, seconded by J. McLane, all in favor. The application is accepted as complete.**

28 The board reviewed the comments by G. Greenwood. The board wants to make sure that the
29 approval is for a one-bedroom unit, due to the 3 bedroom septic on the lot. The board
30 reviewed the newly submitted floor plan. This application is under the 900 square foot
31 requirements for an accessory dwelling unit. The board members went through the remaining
32 questions and the application complies with the regulations.

33 **J. Preneta moved to approve the application as a one bedroom, seconded by M. Silvia, all in**
34 **favor.**

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36 **M. Schwotzer moved to close the public hearing, seconded by M. Silvia, all in favor.**

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38 Chairwoman V. Rozier moved the 3rd public hearing up as there were no public in attendance
39 for the public hearing on the Home Occupation changes.

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41 2. Heather Lang with property with a physical location of 4 West School Road, further identified as
42 Map 4, Lot 32-7, for a home occupation for a kitchen for juicing and bottling, in accordance with
43 Article III section 3.3C.

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45 **M. Smith made a motion to open the public hearing, seconded by M. Silvia, all in favor.**

46 M. Schwotzer recused himself from the application as he has already sat on the zoning board
47 and has previously made a decision on this application. V. Rozier went through the application
48 checklist with the board. G. Greenwood did not review the application based on the site plan
49 review regulations and he will explain why as she goes through the checklist. G. Greenwood
50 stated that with the writing of the home occupation section he believes that there was
51 supposed to be a section in the site plan review regulations for home occupations specifically.
52 There will be changes proposed to the voters to address this in March of 2023. V. Rozier asked
53 the board what their thoughts are on this application and the checklist.

54 Motion to waive the site plan checklist was presented by V. Rozier. **M. Smith made a motion**
55 **to waive the site plan review application checklist for this application, seconded by J.**
56 **Preneta, all in favor.**

57 H. Lang presented to the board her plans for the bottling of juice, and she is now applying for
58 her bottling license. She will get produce from the stores and will juice in the home
59 independently and then deliver her product. There is a small room in the downstairs that will
60 be used for the in-home occupation. J. McLane asked if there was going to be any addition
61 taxing on the septic. She explained that she has a 3-bedroom septic so does not feel the use
62 will add undo stress on the septic and there is very little waste. M. Schwotzer explained as a
63 citizen from the floor that the square footage is around 12% of the homes square footage.
64 J. McLane asked if there was a narrative explaining what is happening here to state what they
65 are approving. The board reviewed the zoning board meeting minutes from 1-3-23 on this
66 application. G. Greenwood pointed out in the minutes the narrative is that she has a cold press
67 and wishes to make juices in her basement for delivery. This is a minimal impact application.
68 The purpose of the application is to make juices in her basement for delivery. V. Rozier asked if
69 it complies with 3.3C, and her application does comply with all the regulations. J. Preneta
70 explained that if the scope were to change then she would need to come back for further
71 approval, this approval is for a kitchen for juicing and bottling. H. Lang explained that she has
72 to send off a process review plan and she thought that she needed to rent a commercial
73 kitchen to submit these but she recently found out that she can do this review plan and testing
74 at her own home instead of renting a commercial kitchen.

75 **Motion is to approve the application for a home occupation with permission to proceed with**
76 **the proposed use. J. Preneta motioned and M. Silva seconded. All in favor.**

77 **J. McLane motioned to close the public hearing at 7:24, seconded by M. Silvia.**

78 M. Schwotzer returned to the board as a voting member at 7:24pm.

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80 V. Rozier read the below.

- 81
82 3. Public Hearing to hear the following amendments of the Zoning Ordinance:
83 Replace Home Occupation CUP section 3.3 C with New Section 3.2.4 Home Occupations. Copies
84 of proposed wording can be requested prior to meeting time.

85 **Motion to open the public hearing was made by M. Schwotzer for the proposed amendment**
86 **of the Zoning Ordinance regarding Replacing Home Occupation CUP section 3.3 C with New**
87 **Section 3.2.4 Home Occupations, seconded by M. Smith, all in favor.**

88 This change will negate the use of planning board review under certain circumstances, and the
89 application will come solely to the planning board for the home occupations.

90 The board decided to add a section to g. to clarify the original intent. The board made a minor
91 clarification to the below.

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g. If the home occupation meets all the standards of this section and creates no external changes, no sign is required and no business-related traffic results from the activity, then no Planning Board review is required. And switched H and G to put the previous statement last in this section.

There was some discussion on having businesses in the out buildings on the property, and if the changes would allow or disallow that. This topic will be discussed later.

M. Smith made a motion to move the section to be on the warrant, seconded by M. Silvia, all in favor.

Master Plan Survey- save for February.

Membership- M. Schwotzer and M. Smith are up in April. J. Preneta explained that he is not here very much but does enjoy being part of the board. M. Smith will be coming back but M. Schwotzer will be retiring from the planning board in April. V. Rozier will reach out to previous members of the board. M. Smith stated that M. Schwotzer has institutional knowledge of the town, and he will be missed. K. Felch will put out an announcement that the planning board needs more members. This is a 7-member board, 6 members and Selectboard representative with 3 alternates.

OTHER BUSINESS:

Approve Minutes from December 21, 2022, Meeting- V. Rozier made a motion to accept the meeting minutes as amended, seconded by M. Silvia, all in favor.

V. Rozier made a motion to close the meeting at 8:22pm

Respectfully submitted,

Kathleen T Felch

