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**Memo To:** Chairman and Members of the Kensington Planning Board  
**From:** Glenn Greenwood, Kensington Planner  
**Date:** January 10, 2024  
**Subject:** Comments for Planning Board agenda for January 17, 2024

**6:30 –Three lot subdivision of land for Connor Lincoln on land designated as Tax Map 11 Lot number 46 and located on 23 Moulton Ridge Road.** This is the first public hearing for this application and the board needs to consider invoking jurisdiction. The application is complete from my review. The following are my comments upon reviewing a plan entitled, **“Proposed Residential Subdivision Moulton Ridge Subdivision”**, prepared by Jones and Beach Engineers Inc, and dated 12/5/23,

- 1) The Plan set needs a note indicating the property is located within the Wetlands and Hydric Soils Conservation District.
- 2) Abutters buildings, wastewater facilities and driveways within 75 feet of the subject parcel need to be detailed on the plan. If no such facilities exist within 75 feet a note indicating this needs to be added to the plan.
- 3) Existing and proposed impervious area must be detailed on the plan in square feet and percentage of total land area.
- 4) Proposed lots are supposed to be designated with letters,
- 5) I believe the surveyors stamp will need to be in back ink on the final mylar.
- 6) The plan indicates wetlands and wetlands buffer encroachments. According to the Wetlands and Hydric Soils Conservation District the driveway for proposed lot 46-3 requires Zoning Board of Adjustment special exception relief as found in section 6.1.7 of Article VI. The Planning Board is unable to grant any final decision on this plan until such action has been undertaken.
- 7) Subdivision regulations require iron pipes on lot lines where the distance between monuments is greater than four hundred feet. These should be placed on the side lines of all three proposed lots.
- 8) A certificate of monumentation must be provided by the surveyor before final Planning Board approval.
- 9) The applicant is responsible for providing the necessary documentation to show compliance with post development stormwater management.
- 10) No information has been provided to show compliance with the Town’s tree clearing regulation. A written waiver must be submitted if that is the proposed course of action.