

## Town of Kensington Public Meeting Minutes

**Date:** February 19, 2025

**Time:** 6:30 PM

### Members:

- Justin McLane, Chairman
- Glenn Greenwood, Town Planner
- Bob Solomon, Selectmen Representative
- Marty Silvia, Member
- Aaron Fenton, Member
- Daniel Desmond, Member
- Carly Fenton, Vice Chair
- Kathleen T. Felch, Town Administrator
- Peter Gaffney, Land Use Administrator

### Participants:

- Scott Fitzgerald (Applicant for 14 Osgood)
- Steve Graunke-11 Osgood Road -abutter
- Susan Garneau- 18 Osgood Road- abutter

## 1. Call to Order

- The meeting was called to order by Justin McLane, Chairman.

## 2. Roll Call

- Introduction of board members and attendees.

## 3. Public Hearing for 14 Osgood

- **Motion to open public hearing:**
  - **Moved by:** Marty Silvia
- **Applicant:** Todd Fitzgerald for the owner of 14 Osgood.
- **Proposal:** Build a garage with an ADU (Accessory Dwelling Unit).
- **Discussion:**
  - Todd Fitzgerald presented the application details.
  - The board reviewed the checklist and confirmed all requirements were met.

- Public comments were invited. Steve Graunke, a neighbor, asked questions about the project and if the building was another to be built or within the existing garage. The ADU will be within the existing garage.
- Susan Garneau came in after the application was approved at 6:50pm and asked if there was any discussion on whether this was a long term or short term rental. The board indicated that there was no discussion and it was not identified as a short term or long term rental just accessory dwelling unit.
- The board discussed the project, including setbacks, egress, and shared well.

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#### 4. Motions:

- Motion to close the public hearing**
  - Moved by:** Aaron Fenton
- Motion to approve the ADU application at 6:39pm with no conditions:**
  - Moved by:** Aaron Fenton
  - Seconded by:** Marty Silvia
  - Vote:** Unanimous approval

#### 5. Old Business

- Discussion:**
  - The board needs to update checklists and have applicants complete them with the turning in of the applications.

#### 6. New Business

- Discussion on Master Plan information:**
  - Identification of existing land use and agricultural operations in the town.
  - Methods to gather information from local farmers and residents.
- Monthly Meetings** added to the First Tuesday of each month to discuss applications for that month or to answer outstanding questions. To include Land Use Administrator and the Town Planner as well as the chairman when he is available. Meeting should be from 9am- Noon.

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63 **7. Approval of Previous Meeting Minutes**

64 • **Motion to approve minutes from January 15th meeting:**

- 65 • **Moved by:** Aaron Fenton  
66 • **Seconded by:** Daniel Desmond  
67 • **Vote:** Unanimous approval

68 • **Motion to approve minutes from February 5th meeting:**

- 69 • **Moved by:** Aaron Fenton  
70 • **Seconded by:** Marty Silvia  
71 • **Vote:** Unanimous approval

72 **8. Adjournment**

73 • **Motion to adjourn the meeting at 7:09 pm:**

- 74 • **Moved by:** Aaron Fenton  
75 • **Seconded by:** Carly Fenton  
76 • **Vote:** Unanimous approval

77 • **Next Meeting:** **March 5, 2025**, at 6:30 PM- Work session

78 **March 20, 2025**, 6:30 pm for regular meeting.

79 Respectfully submitted by,

80 Kathleen T Felch