

PLANNING BOARD
Town of East Kingston, New Hampshire
AGENDA for April 21, 2022

The Town of East Kingston Planning Board will meet **Thursday, April 21, 2022 at 7:00 pm at the Pound School, 41 Depot Rd, East Kingston, NH 03827**. Members of the public are welcome to attend.

PUBLIC HEARINGS

Farmer Back Lot Subdivision Application

The Town of East Kingston Planning Board will hold a public hearing for applicants Susanna and Davis Farmer to create a back lot subdivision on their 6.34-acre property (MBL# 6-01-42) located at 97 Giles Road, East Kingston NH. The proposal would create one new residential building lot of 3.10 acres and reduce the original lot from 6.34 acres to 3.24 acres. In 2021, the applicant received variances from the East Kingston Zoning Board of Adjustment under Zoning Article IX.B. for lot size, minimum frontage, and driveway location requirements. The Public Hearing will be held on April 21, 2022 at 7:00pm at the Pound School located at 41 Depot Road, East Kingston, NH 03827. The application is available to the public during business hours at the East Kingston Town Offices located at 24 Depot Road, East Kingston, NH 03827.

Haley Home Occupation Application

The Town of East Kingston Planning Board will hold a public hearing for applicants Jason and Shannon Haley to establish a home business office per Zoning Ordinance Article XVI Home Occupations on their 3.5-acre property (MBL# 11-01-08) located at 170 Haverhill Road, East Kingston NH. The Home Occupation would be Invisible with no business sign or business client services conducted at the property. The Public Hearing will be held on April 21, 2022 at 7:00pm at the Pound School located at 41 Depot Road, East Kingston, NH 03827. The application is available to the public during business hours at the East Kingston Town Offices located at 24 Depot Road, East Kingston, NH 03827.

Master Plan Amendment for 2021 Natural Resource Inventory

The Town of East Kingston Planning Board will hold a public hearing to consider adoption of the 2021 Natural Resources Inventory prepared by the East Kingston Conservation Commission as part of the town's Master Plan. The Public Hearing will be held on April 21, 2022 at 7:00pm at the Pound School located at 41 Depot Road, East Kingston, NH 03827. A copy of the 2021 Natural Resources Inventory is available during business hours at the East Kingston Town Offices located at 24 Depot Road, East Kingston, NH 03827. Members of the public are welcome to attend and provide comments in writing to the Planning Board at 24 Depot Road, East Kingston, NH 03827 in advance of the public hearing or during the public hearing.

BOARD BUSINESS

1. Approval of March 17, 2022 minutes and April 9, 2022 minutes for Light Industrial Park Site Walk
2. Welcome new PB/ZBA Administrative Secretary (pending) and new Ex-Officio member Rob Caron
3. 213 Haverhill Road, Light Industrial Park, Property Owner Paul Masone: Review past correspondence and minutes from the April 9th site walk (see attached)

DISCUSSION ITEMS

1. Request for a appointment/recommendation from the Planning Board for an East Kingston representative to the Rockingham Planning Commission
2. Additional Master Plan Preparation and Background
 - a. Review and any follow-up discussion on growth, zones, neighborhoods, parcels
 - b. Some new related background discussion on Transportation, Dwelling Types, Affordability (see attachments)

The Planning Board Agenda is posted at the East Kingston Town Office and East Kingston Post Office and all applications are available to the public at the East Kingston Town Offices, 24 Depot Road, East Kingston, NH.

Planning and Zoning Office Contact Information:

Email: landboardsecretary@eastkingstonnh.gov Phone: 603.642.8406 ext. 4

cc: East Kingston Board of Selectmen

OTHER TOPICAL ISSUES FOR DISCUSSION

Topic	Activity Status	Discussion Notes
Mutual Efforts with neighboring communities (For example SAU16)	Ongoing	Chief Warren’s participation in the Explorer Scouts Fire Fighters in Training Program - Others to identify
Growth Trends and Statistics	Done	Recent Meetings / Reports / Graphs
Possible Proactive Efforts: Impact Fees, State/Fed Grants, CoC, associations/alliances	On Hold	
Recognizing distinct neighborhoods	Done	March Meeting ~ 75 Neighborhoods
Historical significances	Pending	Part of MP introduction, some handouts
Categories of different home types	Pending	Included with Parcel review and Article VIII and IX on file
SWOT review for EK (Strengths, Weaknesses, Opportunities, Threats)	Ongoing	
Home Occupation and Nonconforming Grandfathered Use list of properties	Done	March PB meeting HO, GF, Agriculture lists were compiled and reviewed
Land Clearing		
Fire Suppression – cisterns, fire ponds	Done	Costs associated with the 2 approaches
Workforce Housing	Ongoing	Had covered incentives, zoning review
Geothermal Systems	On Hold	Review of state rules/regulations
PB Rules of Procedure	On Hold	Review, revise if needed
Zoning Ordinance amendments	Ongoing	Review, prepare amendments as needed

Note: Refer to the East Kingston Community Profile prepared by the NH Economic & Labor Market Information Bureau for data and demographics at <https://www.nhes.nh.gov/elmi/products/cp/profiles-htm/eastkingston.htm>