

TOWN OF EAST KINGSTON, NH
PLANNING BOARD MEETING MINUTES
January 6, 2000

FILE

WORK SESSION

Members attending: Richard A. Smith Sr. - Chairman, John L. Fillio - Ex-officio, Beverly A. Fillio, and Alternates Peter A. Riley and David Morse.

Absent: Dr. Robert Marston, Edward C. Johnson – Vice-Chairman and Alternate Robert Nigrello.

Chairman Smith opened this January 6, 2000 Planning Board Work Session at 7:04 p.m. Noting the absence of Dr. Marston and Mr. Johnson, he designated alternate members Mr. Riley and Mr. Morse to participate in any voting matters that come before the board.

Citizen's Petition: The Board acknowledged and reviewed a citizen's petition proposing to amend Article XII – LIGHT INDUSTRIAL/RESIDENTIAL DISTRICT by inserting a new paragraph no. 4 (below) and renumbering the subsequent paragraphs:

4. *Hours of operation for all businesses located within the Light Industrial District shall be kept within the following hours:*
 - a. *6AM to 7PM Monday through Friday;*
 - b. *8AM to 6PM Saturday; and*
 - c. *Closed Sundays and all Holidays.*

It was noted that the petition had received approval from the Supervisor of the Checklist that it consisted of at least 25 registered voters signatures, which is required by RSA 675:4 and that the Selectmen had determined the language of the petition was in correct warrant form. It was now up to the Planning Board to hold a public hearing prior to the warrant being placed on the March 2000 ballot. The purpose of the public hearing is to allow open discussion about the warrant and to determine whether or not the Planning Board would recommend the article's adoption. This determination would be placed on the Zoning Ballot immediately following the warrant article question.

Further discussion noted that businesses currently in existence in the Light Industrial Zone would be grandfathered from this amendment should it pass.

MOTION: Mrs. Fillio motioned to hold a public hearing on the Citizen's Petition (outlined above) on Thursday, January 20, 2000 at 8:30 p.m. at the Town Hall, as required by RSA 675:4. Mr. Fillio seconded. With no further discussion, the motion carried 5-0.

Elderly Housing Ordinance: The Board spent extensive time reviewing the proposed elderly housing ordinance draft as well as the written comments and suggestions submitted by Sarah Campbell, RPC Planner and Atty. Weathersby. The following was noted:

1. Items regarding density bonuses would await further discussion with Mrs. Campbell.
2. The definition of bedroom would include the description of an *interior* door at the suggestion of Town Counsel.
3. Elderly housing is to be restricted to Residential/Agricultural zones.
4. Section 406 will be substituted with the Growth Control Ordinance.
5. *Family unit* in para. 4 to be replaced with *all permanent residents*. The Board also noted that the term *permanent* should either be defined or removed.
6. Road development should be built, *at a minimum*, to Town standards. Added text in italics to proposed amendment in para. 2.g.
7. All other written suggestions submitted by Mrs. Campbell were approved.

The Board was reminded that the public hearing for Elderly Housing Ordinance is scheduled for Thursday, January 20, 2000.

Colanton: The Board noted correspondence from the EK Conservation Commission Chairman to NHDES and to the Board of Selectmen. Members applauded the letter and asked that the Chairman personally commend Conservation Commission Chairman Larry Smith for his assertiveness and accuracy of the letter. Members also discussed enforcement issues regarding this case. It was noted that despite Mr. Colanton's lack of approval, he has gone ahead and expanded his golf course with clear wetland violations. Members suggested that the Board of Selectmen investigate forcing Mr. Colanton into compliance.

Sabatini Subdivision: Mr. Morse stated that as directed at the last meeting, he contacted the NHDOT in regards to reconfiguring the driveway accesses on North Road for the Sabatini subdivision, however, attempts to persuade them to relocate one of the proposed driveways was unsuccessful. He said that Mr. Garland at NHDOT was uncooperative in hearing the wishes of the Planning Board. Mr. Morse and other members of the Board felt that their wishes to relocate the driveway were reasonable and that the third driveway approved by the State did not, in fact, meet the required sight distance. Both Mr. Morse and Mrs. Fillio agreed to contact State Senator Beverly Hollingworth for assistance in this matter.

With no further business,

MOTION: Mr. Fillio motioned to adjourn. Mrs. Fillio seconded. The motion passed 5-0 and this January 6, 2000 Planning Board Work Session ended at 8:40 p.m.

Respectfully submitted,

Secretary

Minutes completed and on file January 10, 2000.

Approved: 2/17/00