



PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire

2014-2015
Joe Cacciatore, *Chairman*
Dr. Robert Marston, *Vice Chairman*

MINUTES
Regular Meeting 15 January 2015
7:00 pm

AGENDA:

- ◆ **Call to Order**
- ◆ **Continued Annual Review** of the Growth Management Ordinance
- ◆ **Review** of Subdivision Regulation updates and changes
- ◆ **Board Business**

CALL TO ORDER: This meeting of the East Kingston Planning Board was called to order at 7:00 pm.

ROLL CALL:

Members Present: Chairman Mr. J. Cacciatore, Vice Chairman Dr. R. Marston, Mr. J. Bath, Mr. C. Delling, and Ex-Officio Mr. R. Morales. Mr. B. Caswell was excused.

Advisors present: Rockingham Planning Commission (RPC) Senior Planner Ms. J. LaBranche; John Moreau, East Kingston Building Inspector; Tom Welch, Assistant Building Inspector; and Ed Warren, East Kingston Fire Chief.

Minutes

Mr. Cacciatore asked for a motion to approve the December minutes.

MOTION: Mr. Morales **MOVED** to approve the December minutes as presented; Mr. Bath seconded. The motion passed unanimously.

Continued Annual Review of the Growth Management Ordinance.

The title of *Table 1* needs to be updated and the housing stock numbers are still incorrect. Members offered some numbers they were certain of and Mr. Morales suggested contacting Avitar to see if they can run a report giving us an accurate number of houses on each street. Mrs. White will contact them to see if they can run such a report.

MOTION: Mr. Morales **MOVED** to update the table with information received from Avitar; Mr. Bath seconded. The motion passed unanimously.

Ms. LaBranche will insert the 2013-2014 numbers into table 2. Table 3 still needs a number inserted to be complete. Mrs. White will obtain that number.

Under E.4., it was determined that the word *including* should read *excluding*; it will be changed. Also the example line after the new calculation number will be added for clarification of the calculation.

Board Business

Subdivision Regulations Update Review

Ms. LaBranche reviewed her updates and additions with the Board from pages 1-18, noting the vertical line at the left margin pointed out where the changes were made. Underlined material was new information and strikethroughs indicated eliminated information.

1. Application and Section II - additions for clarification and updated agency information.
2. Section III C. - a second paragraph was added - *Protect and sustain the integrity of natural resources...*
3. Section IV and V - additions for clarification and updated agency information.
4. Section VII A was discussed. It was ascertained the intent was to discourage odd shaped lots and keep them as close to square or rectangular as possible in shape.
5. Section VII C was discussed. It was ascertained if there was a reason a developer needed to ask for a different road width, they could petition the Planning Board for a waiver.
6. Various subparagraphs under Section VII - some words were changed to lower case, and fractions and percent symbols were replaced with corresponding words.
7. Section VII. subparagraph O - the reference to public sewer systems was deleted in the beginning of the paragraph, and the words *pipes and distribution box* were added to the list of items included in an individual sewage disposal system.
8. Section VII. subparagraph Q - Bonding was discussed; there will be more detail on this in the Application Procedures section.
9. Section VII. subparagraph R - reference to necessary waivers was added for clarification.
10. Section S. and T. are to be reviewed by the Fire Chief, who will report back to the Planning Board any changes for these sections. Chief Warren inquired if there was some way to encourage/mandate residents to place house numbers at the street for houses that are set far back from the road? It has been difficult for emergency vehicles to find certain houses because the numbers are on the house and not visible from the road. Board discussion came to the consensus the Selectman would need to create some type of rule to make that change.
11. Section VIII, subparagraph A.1. - added *other certified professional*
12. Section IX. Subparagraph B - added *Alteration of Terrain Permit* for clarification.
13. Section IX. Subparagraph B.2. - added clarification wordage.
14. Section IX. Subparagraph C. Step B.; Standard; Methodologies and subparagraph D. - additions for updated agency information.
15. Figure 2 (Pages 13 & 14) and pages 15 & 16 - references were updated
16. Section XI - Special Flood Hazard Areas was updated with FEMA information.

Mr. Bath inquired if there was a place in the regulations to indicate that existing stone walls should be preserved, except to gain access. Mrs. White noted she thought Newton had something referring to stone walls and will check and bring back to the Board. Ms. LaBranche noted sometimes stone walls marked property boundaries.

At the February meeting, the review will be continued starting with Erosion and Sedimentation Control on page 18. Please remember to bring your copy with you.

Utilization of Free Space on Telecommunications Tower in Light Industrial Park for co-location of emergency equipment on pole.

Chief Warren informed the Board the Fire Department was in the process of having an antenna installed on the telecommunications tower located in the light industrial park and wanted to know what would

need to be done in the way of permits, etc. to conform to the regulations for the co-location. He explained that everything would be inside the existing fenced-in area.

Mr. Warren reported at first American Tower (*previous owner National Tower*) wanted to charge them for the installation of the equipment and \$5,000 per month for usage until he provided a copy of the Conditions of Approval which stated a free space was to be provided to the Town if they wished co-location of equipment on the pole. After review of the original Conditions of Approval, American Tower agreed to honor that condition.

This new antenna will not only benefit East Kingston but the entire county by allowing radio communications to broadcast simultaneously on all towers for emergency situations.

Ms. LaBranche referred to Deployment of Personal Wireless Service RSA 12-K:10 - *Application Review* and noted all that was needed was for an application to be submitted to the Building Inspector.

Mrs. White asked Mr. Warren to provide a copy of any paperwork provided by the installers of the antenna/and or American Tower for the file. He agreed he would.

Finch Property Monumentation

Mr. Moreau reported he had been contacted for verification of the monumentation of the Finch property, but was waiting to be provided with a set of plans and for someone who would go with him to point out where the monuments were installed. He has heard nothing back as of yet.

ANSI Standards

Mr. Cacciatore had attended a class and provided a copy the American National Standard Institute (ANSI) for Measuring Houses to the Board.

ADJOURNMENT

MOTION: Dr. Marston **MOVED** the Planning Board adjourn; Mr. Bath seconded. The motion was unanimous.

The meeting was closed at 8:45 pm. The next Planning Board meeting will be February 19.

Respectfully submitted,

Barbara White

Barbara A. White
Planning Board Secretary
Mr. Cacciatore, Chairman

Minutes approved March 19, 2015