



PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire

2013-2014
Joe Cacciatore, *Chairman*
Dr. Robert Marston, *Vice Chairman*

MINUTES
Regular Meeting 16 January 2014
7:00 pm

AGENDA:

- ◆ **Call to Order**
- ◆ **Continued Public Hearing** for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC.
- ◆ **Public Hearing** for submission of a warrant article to change Article IX - Lot, Yard and Area Requirements - Paragraph H. of the Zoning Ordinance from 100 ft to 75 ft.
- ◆ **Review** of Growth Management.

CALL TO ORDER: This meeting of the East Kingston Planning Board was called to order at 7:03 pm.

ROLL CALL: Mrs. White called the roll.

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

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

Board Business

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 Public Hearing for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC.

This issue is still pending a final court decision and will be continued.

Mr. Cacciatore asked for a motion to continue this hearing.

MOTION: Mr. Morales **MOVED** to continue the public hearing for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC to February 20. Mr. Bath seconded; the motion was unanimous.

Public Hearing for submission of a warrant article to change Article VII - General Provisions - Paragraph D.6. and Article IX - Lot, Yard and Area Requirements - Paragraph H. of the Zoning Ordinance from 100 ft to 75 ft.

As the Board had previously discussed this warrant change and the reason the changes are being presented is to have the setback distances consistent throughout the ordinance and conform with the state requirements, there was no further discussion. The Chairman asked for a motion.

MOTION: Mr. Morales **MOVED** the Planning Board present the change to Article VII - D. General Provisions and Article IX - H. Lot, Yard and Area Requirements of the Zoning Ordinance from 100 feet to 75 feet from any surface water for consistency with state requirements as a warrant article. Mr. Delling seconded; the motion was unanimous.

Mr. Cacciatore closed this public hearing.

Mrs. White passed around a notification of majority vote of the Planning Board to the Town Clerk for the warrant article proposal for these changes and asked the Board members to sign. She will submit to the Town Clerk next week.

Growth Management Review

Mrs. White had converted the existing Table 3 to an excel format and pasted it into the ordinance. She had also separated the over 55 communities from the main chart and placed them in a separate section as they cannot be included for growth management. Upon further review, the Board found there were some discrepancies in the numbers of houses on the streets. Mrs. White will also double-check the tax cards, make the corrections to the 2013 numbers and submit to the Board next month. Ms. LaBranche will also make the necessary changes to the student population chart.

MOTION: Mr. Morales **MOVED** the Planning Board accept the updates for Tables 3, 4 and 6 the Growth Management as discussed. Mr. Bath seconded; the motion was unanimous.

Other Board Business

New Land Use Books

Ms. LaBranche brought the new Land Use books this evening and they were distributed to the Board members. Mrs. White will take the rest of the books and deliver to the Town Office on Monday.

KidLogic

The Selectmen's Office has received a request from KidLogic for an amended Zoning Verification form. They would like to modify their childcare agency enrollment ages. They presently enroll children from 1-13 years and would like to begin enrolling children from 6 weeks to 13 years.

The State has required them to submit a new zoning verification form. As the Planning Board approved the use for KidLogic, the Selectmen require a letter from the Planning Board requesting them to sign the form attesting the agency conforms to the requirements of the Zoning ordinance. The only thing that will change is the ages of the children being enrolled; there are no alterations to the space.

MOTION: Mr. Cacciatore **MOVED** the Planning Board send a letter to the Selectmen requesting them to sign the form attesting the childcare agency (KidLogic) conforms to the requirements of the Zoning ordinance. Mr. Morales seconded; the motion was unanimous.

Grey Barn Boatworks

The Selectmen have also received a form from the Division of Motor Vehicles in reference to Grey Barn Boatworks. They are requesting a response verifying Grey Barn Boatworks complies with local ordinances and recommending the Division of Motor Vehicles to approve their appointment as a utility dealer. Grey Barn Boatworks is changing their location as a utility dealer from their previous location at 14 Amesbury Road to the new address of 4 Powwow Rover Road, which will enable them to sell the boats they build at the 4 Powwow River road location.

As the Planning Board approved the use for Grey Barn Boatworks, the Selectmen require a letter from the them requesting them to sign the form stating they comply with local ordinances and recommend the Division of Motor Vehicles approve their appointment as a utility dealer.

MOTION: Mr. Morales **MOVED** the Planning Board send a letter to the Selectmen requesting them to sign the form verifying Grey Barn Boatworks complies with local ordinances and recommending the Division of Motor Vehicles to approve their appointment as a utility dealer. Mr. Bath seconded; the motion was unanimous.

Road/Bridge Improvements

Mr. Warren attends the Rockingham Planning Commission and TAC meetings and wanted to inform the Board of some projects that will be coming up in the future. The railroad bridge on Powwow River Road was slated to be replaced, and site line improvements were planned for the intersection of Willow and Depot Roads. These items will most likely not be on the calendar until perhaps the 2015 timeframe.

Mrs. White noted the Selectmen had renewed Mr. Warren's RPC Commissioner appointment. The Board thanked him for agreeing to continue in that position.

Proposed Legislation

Ms. LaBranche reported that there is a faction that for the last three years has forwarded legislation to abolish regional planning commissions and to require that the Planning Board members in all towns be elected and not appointed. They are still proposing the same this year. The Board opined if potential members had to run for Office, they did not think there would be many who would do so.

February Meeting

Mrs. White will provide a copy of the Master Plan to the Board members at the next meeting. The Board will start looking at the existing land use and future land use chapters for update.

Ms. LaBranche will begin working on updates to the subdivision regulations.

ADJOURNMENT

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

The meeting was closed at 7:40 pm. The next Planning Board meeting will be February 20th.

Respectfully submitted,

Barbara White

Barbara A. White
Planning Board Secretary

Minutes approved February 20, 2014

Mr. Cacciatore
Chairman