

Town of East Kingston Planning Board Minutes
January 18, 1996

FILE

Attending: Chairman Richard Smith, Catherine George, J. Roby Day, Andrew L.T. Berridge (7:31), Dr. Robert Marston (7:32)

Others Attending: Sarah Campbell- RPC Circuit Rider, Lawrence Smith-Conservation Commission Chairman, Glenn Clark-Building Inspector (8:47), Norman Freeman-ZBA Member, Ed Cardone-ZBA Member, Blaine Hopkins-Nynex Representative, Greg Barry-Nynex Representative. East Kingston Town Residents: Mr. & Mrs. Wayne Ewald, Mr. & Mrs. Robert Bagshaw, and Elaine Ohlson.

This meeting convened at 7:30 P.M.

Soil Scientist Certification Program Elimination: Chairman Smith reviewed the Planning Board correspondence and noted to the Board that there is group in the legislature that is preparing to put forth a bill that would eliminate the certification program for soil scientists. After discussion with Mr. Lawrence Smith, the Board agreed to sign and send the sample letter to the State Representatives enclosed.

East Kingston Master Plan 1996: Mrs. Sarah Campbell presented to the Board, a draft of the Housing Section TABLES 1 - 9 of the 1996 East Kingston Master Plan. (See Attached).

It was noted that the Office of State Planning 1993 Housing in Town table was significantly lower than the Town's record.

Public hearing for the Proposed 1996 Zoning and Subdivision Regulation Amendments.

This meeting convened at 8:00 P.M.

Chairman Richard Smith addressed **Zoning Ordinance Article III - A Controlled Growth, D.** (See Attached).

Mr. Glenn Clark (Building Inspector) stated that having two different times of the year was awkward. Changing the Building Permit year to the Calendar year would make the issuance process clearer.

Motion: Mrs. Catherine George made a motion to amend **Article III- A Controlled Growth, D. Procedure for Issuing Building Permits by changing the building permit year from April 1 through March 31 to the calendar year. Building permits will be from January 1 through December 31.** Mr. Berridge second. The motion passed unanimously. (5-0)

Chairman Smith addressed the amendment of the **Zoning Ordinance Article VII - Commercial District.** (See Attached). Chairman Smith continued that the growth of Home Occupancy permits has risen so much that the Board needed to consider an addition to the Commercial District.

When questioned by East Kingston residents about the location chosen being Route 108 from Sanborn Road to Andrews Lane, Mr. Berridge stated that because of the current businesses in action on Route 108 (Bodwell's Septic, Bodwell's Excavating, Bodwell Dairy, Keeghan Concrete, UNH Convention Center, Denny's Auto Repair, the building previously called Frost's Garage, and Carmen's Fried Chicken), it seemed only logical to re-zone that area to commercial.

The Residents stated that although they (the residents) agreed the Town needs more commercial zoning, they did not understand why South Road was a consideration to the zoning addition. South Road is a small residential area not suitable for commercial traffic.

The Residents continued that Route 108 from Sanborn Road to the center of Town to Willow Road would be more in line with Commercial Zoning as there are already businesses developed, (instead of South Road). Residents asked the Board what land was available on South Road to constitute changing the current zoning.

Mr. Berridge stated that the Woodworth Farm is potential commercial property. Mr. Berridge continued that the Town's Home Occupancy laws are very restrictive. Zoning commercial allows property owners to do more with their property.

Mr. Roby Day stated to the public that many people are discontent with their current taxes and that keeping the area totally residential would cost the Town, (higher taxes). Mr. Day continued that the Planning Board is making efforts to add commercial areas to lower taxes for East Kingston residents.

The Residents stated that they were in favor of adding to the Commercial Zoning in Town, but not to South Road being an option to that addition.

Mrs. Campbell stated that over the last couple of years, there has been an increase in pressure upon residents coming in trying to put a business together under the current Home Occupancy Ordinance. The Home Occupation Ordinance has several restrictions to keep the home occupation small. Mrs. Campbell explained that it has become apparent that residents needed more opportunities to carry out their businesses. With that knowledge in mind, the Planning Board sought out other avenues to allow for that. This is where the re-zoning ideas came into play.

Mr. Berridge stated that on the proposed area of re-zoning, there are several parcels of property with the potential of commercializing. (i.e: Bodwell, UNH, and Ewald.) Mr. Berridge continued that with the re-zoning, property owners would be given options to use their property as now there are none.

Mrs. George clarified some of the restrictions under the Home Occupancy Ordinance; employee restrictions, rental restrictions.

Chairman Smith noted that the Board may amend the proposed Zoning Ordinance.

Motion: Mr. Berridge motioned to amend the proposed Zoning Ordinance Article VII.3 to: 750 feet either side of North Road (Route 108) from the centerline of Sanborn Road to the centerline of Route 107. (Delete South Road). Mr. Roby Day second. Further discussion resulted in no action taken.

Motion: Mr. Berridge made a motion to amend the proposed Zoning Ordinance Article VII.3 to: 750 feet either side of North Road (Route 108) from the centerline of Sanborn Road to the north boundary of the South Road cemetery (Union Cemetery). Mr. Roby Day second. The vote passed unanimously. (5-0)

Motion: Mr. Berridge made a motion to place the amended Zoning Ordinance Article VII - Commercial District on the March ballot. Mr. Roby Day second. The vote passed unanimously. (5-0)

Chairman Smith addressed the Board to amend Zoning Ordinance Article VI.5 (Page 10) by changing the administrative authority for driveway permits to Road Agent.

After light discussion the Board agreed not to adopt this proposed amendment change.

Chairman Smith addressed the Board to amend Subdivision Regulations Section IV.B by changing the right-of-way width from 60' to 50'.

Motion: Mr. Berridge made a motion to approve to amend Subdivisions Regulations Section IV.5 by changing the right-of-way width from 60' to 50'. Mrs. George second. The vote passed unanimously.

Chairman Smith addressed the Board to amend Subdivision Regulations Section IV. (See Attached).

Mrs. Campbell explained that the Board prefers each building lot to have its own driveway, but the Board can waive that criteria should it need to. Mrs. Campbell suggested moving this section from Zoning and adding it to the Subdivision Regulations to allow for such a waiver.

Motion: Mr. Berridge made a motion to accept Subdivision Regulations Section IV by adding a new section D and renumbering the subsequent sections as follows: (See Attached). Mr. Roby Day second. The motion passed unanimously.

The public hearing for the Proposed Zoning Ordinance and Subdivision Regulation Amendments ended at 9:05 P.M.

The Preliminary Discussion with Nynex re: the proposed addition of a digital/ fiber optic switching station in East Kingston convened at 9:07 P.M. (See Attached Nynex Informational Presentation).

Mr. Blaine Hopkins introduced himself and Mr. Greg Barry as representatives of Nynex of 900 Elm Street in Manchester, NH.

Mr. Hopkins explained that Nynex is updating the area which will include 65 to 70 fiber optic switching stations. This update is basically an upgrade. East Kingston Ordinance does not specifically address this issue so Nynex has approached this Planning Board to find out how to proceed.

Mr. Hopkins continued to explain to the Board that the building is pre-cast concrete and 11x18 feet in size. This building comes in on a crane and set in place. The buildings are then finished cosmetically to fit in with the surrounding area. (Mr. Hopkins showed the Board several models.)

Mr. Hopkins went on that in East Kingston a 60x60 parcel is needed. The proposed site is on Willow Road. A driveway and site distance allowance are all incorporated in the project as safety is a factor. The building will house digital switching equipment. Its purpose is technological upgrading of telecommunications in direct response to customer demands for both business and residential services including computer operation, facsimile service, modem usage, and other services both current and anticipated.

Mr. Hopkins stated the building will run all wiring underground to the pole line and there will virtually be no sign of its use. At this point only 1 service station is allotted for 1996 but that over a 2 or 3 year period, there may be a need for 3 more buildings in town. The fiber optic station provides services within a 12,000 foot radius.

Mr. Greg Barry stated that the lines to this proposed building are coming out of Exeter. It is no longer economic to use copper cables.

Dr. Robert Marston stated that New England Telephone already owns property in East Kingston and asked the Nynex representatives why that property was not considered for the fiber optic service station.

Mr. Hopkins explained that the site for the building is centered on the need to service 12,000 feet. The Nynex planners have chosen a route where cables currently exist. The building itself is evaluated at approximately \$26,000.00.

Mr. Roby Day asked if Kingston will be serviced by this proposed fiber optic building.

Mr. Hopkins stated that Kingston has its own building.

Mrs. Campbell asked what requirements Kingston had to this proposal.

Mr. Hopkins stated that Nynex must meet the set-back requirements and file a site plan and a copy of the building plans and receive a driveway permit from the Road Agent. The site would not be paved. The building is set on a 18" excavated crushed stone base. The building weighs about 27 tons.

Mr. Barry added that the landscaping usually consists of trees and bushes 5 to 7 feet high. The parcel is landscaped to the satisfaction of the property owner.


Mr. Hopkins stated that there is a serving latitude of 23,000 feet in each direction of the cable route. The plans are designed by engineers. Mr. Hopkins added that his priority is to secure a site in the center of that given area.

The Board explained that Nynex should obtain an application from the Selectmen's office by the end of the month. The application will be subject to site fees (\$100.00 application, \$3.50 per abutter, newspaper publishing fees, etc.). The building will go through the Building Permit process.

The preliminary hearing for Nynex ended at 9:40 P.M.

Chairman Smith reviewed correspondence.

Motion: Dr. Robert Marston motion to adjourn at 9:50 P.M. Mr. Berridge second.

Respectfully Submitted, 

Catherine Belcher
Secretary in Training