

Planning Board of the Town of East Kingston, New Hampshire  
Minutes of Meeting - January 21, 1981

Members Present: Richard Smith, Chairman  
Don Andolina, Selectman  
Bill DiProfio, Clerk  
Dr. Robert Marston  
Peter Whiting

7:35 p.m. Public Hearing

Chairman Smith read the notice of the second public hearing on the petition change to the Zoning Ordinance concerning the converting of the large residence to two-family dwellings. Mr. and Mrs. Paul were present to speak for the change. Mr. Andrezewski, Mr. Conti, Sr., and Doug Smith were present to speak against.

Mr. Conti, Sr., said he felt if the property were converted and sold the tax burden would increase on the town because of the increase in children with no increase in the tax base. This is helping the person who converts and is spreading the burden to the rest of the property owners in town.

Mr. Andrezewski said he felt the Ordinance was poorly written. An addition to a present home could give 2400 square feet and cause more two-family homes in town than might be eligible at this time. In addition there is no specification on lot size or septic systems which will hurt town revenues and create waste problems. Enforcement of a rewrite n Ordinance will also be impossible. Mr. Paul said the septic or addition problems would be handled by the building inspector.

Doug Smith said he objected specifically because of the septic problem and because the town survey said the town was opposed to multi-family dwellings.

Peter Whiting asked if the tax status would change if a conversion were made. The answer is yes but not proportionally, i.e., it would not double. Mr. Whiting made a few assumptions and figured the possible cost for students at \$100,000 using the 25 homes Mr. Paul feels are a possibility. This burden will be spread to all taxpayers.

Mr. Andrezewski requested the Planning Board to make its position known now and to make it known to the town. The Board individually indicated unanimous disapproval. Mr. Smith declared the hearing closed.

Mr. Andrezewski asked the Board to consider establishing a salary for a building inspector as opposed to the present fee system. There is a report from Selectmen suggesting such a change.

The Board asked Town Council, Mr. Donovan, to brief the Board on master plans. He said we had better get it done quickly. He reviewed the Raymond and Stratham cases. Town Council answered several questions about master planning and zoning enforcement. Town Council was briefed on progress to-date on the master plan by the Sounding Board. He indicated that as long as records were kept and the Town was making a determined effort to complete a master plan that any challenge to our Ordinance could be postponed until a master plan were completed.