

TOWN OF EAST KINGSTON, NH  
PLANNING BOARD MEETING MINUTES  
January 28, 1999

FILE

AGENDA

7:30 Zoning Amendment – Density Bonuses for Cluster Development – Public Hearing

Members attending: Richard A. Smith Sr. - Chairman, Beverly A. Fillio, and Alternate Peter A. Riley.

Absent: Edward Johnson, John L. Fillio, and Alternate Robert Nigrello.

Others attending: Sarah Campbell – RPC.

Chairman Smith called to order this January 28, 1999 public planning board meeting at 7:10 p.m. with the roll call. He then designated Alternate Peter Riley to participate in voting matters before the board.

Zoning Amendments: At this time the board took up discussion on the zoning amendments already accepted by the Planning Board and ready to be placed on the March ballot. They reviewed the sign amendment to Article IV.F, noting that residents using signage would likely be a home occupation operator or farm operator. Much was discussed about temporary signage. It was concluded that even though a temporary sign amendment was withdrawn at a previous meeting, it needed to be addressed. Members agreed to place this item on a future agenda for possible amendment next year.

Density Bonuses for Cluster Development – Public Hearing: Chairman Smith opened the public hearing to amend Article XI.F to include density bonuses for cluster development at 7:24 p.m. It was noted that in order to calculate bonuses, a plan of a conventional subdivision must be provided to determine the base number of housing units allowed. Once this is done, only 10% more of that total could be added to the total units allowed (not including the frontage bonuses).

Members reviewed the proposed amendment noting the bonuses allowed for agricultural use of the land, frontage preservation, open space, and public access. Slight changes were made to help close any loopholes in the proposal's intentions, as well as for clarification purposes.

Members then took up discussion on how to encourage developers to convey some of the open space in a cluster development into an easement-like contract that would guarantee open space for perpetuity. Mr. Riley offered to obtain language from a similar proposal to use for future consideration. It was noted that the board could not force an applicant to designate public access to his property, but they (PB) could offer incentives.

With no comments from the public (none was present),

MOTION: Mrs. Fillio motioned to place this zoning amendment to Article XI.F, which would award density bonuses to cluster development, on the March ballot. Mr. Riley second. With no further discussion, the motion passed 3-0.

With no other business before the Board,

MOTION: Mr. Riley motioned to adjourn. Mrs. Fillio seconded. The motion passed 3-0 and this January 28, 1999 public planning board meeting ended at 8:26 p.m.

Respectfully submitted,

Catherine Belcher  
Secretary

Minutes complete and on file February 2, 1999.

Minutes approved on 5/20/99