

TOWN OF EAST KINGSTON, NH  
PLANNING BOARD MEETING MINUTES  
January 30, 1997

FILE

AGENDA

- 7:15 Subdivision Regulations Section XII.C Amendment - Public Hearing  
7:30 Wetlands Ordinance - 2nd Public Hearing  
7:45 Community Services & Facilities Chapter - Public Hearing

Members Present: Richard A. Smith Sr. - Chairman, J. Roby Day, Jr. - Ex-officio, Catherine George, and Alternates Beverly Fillio, Robert Nigrello and Madeline Marshall.

Members Absent: Ed Johnson and Dr. Robert Marston.

Others Attending: Lawrence K. Smith - Conservation Commission Chairman and Sarah Campbell - RPC Circuit Rider.

Chairman Smith called to order this January 30, 1997 public planning board meeting at 7:10 p.m. with the roll call. He then designated Beverly Fillio and Robert Nigrello to vote in the absence of Ed Johnson and Dr. Robert Marston.

January 16, 1997 Planning Board Minutes: The board reviewed the January 16, 1997 minutes and noted the following corrections: Change "increase" to "decrease"; add "CIP".

MOTION: Mrs. George motioned to approve the January 16, 1997 planning board minutes as corrected. Mr. Day second. The motion passed 5-0.

Subdivision Regulation Section XII.C.8 - Public Hearing: Chairman Smith opened the public hearing to amend Subdivision Regulations Section XII.8 by designating the Building Inspector as the issuer of driveway permits.

MOTION: Mr. Day motioned to amend Subdivision Regulations Section XII.C.8 in accordance with RSA 675:3 to read as follows:

"Lots fronting on Town Roads require driveway permits from the Building Inspector" to be placed on the March 1997 Town ballot. Mrs. Fillio second. The motion passed 5-0.

For purposes of recording into the minutes the attest document to amend Subdivision Regulations Section XII.C.8 was signed to be duly recorded with the Town Clerk.

Incoming Correspondence: Chairman Smith acknowledged a two day watershed conference to be held in Portsmouth titled "Management and Protection of Estuaries and Coastal Waters". This conference is sponsored by the EPA.

Seacoast MPO Project: The board discussed a proposed MPO project of the Willow/Depot Roads intersection (originally discussed at the 1/16/97 meeting).

Mr. Day stated that he will be contacting the Road Agent for cost estimates and proposed designing of improving this intersection. He will also meet with the RPC about getting an application together for the 1999 project grant.

Wetlands Ordinance (Article VII)- Public Hearing: Chairman Smith opened the second public hearing on the proposed new Wetlands Ordinance.

Mr. Smith noted the following changes:

1. A. Purpose: added "defined as wetlands in Part B of this article, for the following purposes"
2. A.4: added "and adjacent"
3. B: added "Definition", meet the following conditions:
  - a. through e. and 2 and 3.
4. C.1: added "(Hydric "B" soils)"
5. C.2: added "(Hydric "A" soils)"

6. E.1: added "If any part of the proposed building site falls within the Wetlands Conservation District, the building permit application must be reviewed by the Conservation Commission before the building permit is issued by the Building Inspector."
7. 3. added: "Limitations on Development: Permanent facilities (septic systems, buildings, roads, driveways, etc.) shall be located no closer than one hundred (100) feet from Hydric "A" soils, or seventy-five (75) from Hydric "B" soils, with the exception of driveway or road crossings necessary to access the buildable land."

The following <sup>Articles</sup> amendments will be amended to <sup>make them consistent with</sup> reflect the amendments to Article VIII - Wetlands Conservation District:

Page 7. Article I VD.6 General Provisions. Amend by replacing the words "standing or running water to surface water".

Page 7. Article IV.D.7 Reclaiming Layer. Amend by increasing the wetlands setbacks from 75' and 50' to 100' and 75'.

New section will read as follows:

- 2) Shall be a minimum of 100 ft. from Hydric "A" soils, 75 ft. from Hydric "B" soils, 75 ft. from existing or proposed private wells, and 125 ft from existing or proposed community wells.

**MOTION:** Mr. Day motioned to approve the amended Wetlands Ordinance (Article VIII) as presented in accordance with RSA 675:3 to be placed on the March 1997 Town ballot. Mr. Nigrello second. The motion passed 5-0.

**Community Sewer and Facilities Chapter - Public Hearing:** Chairman Smith opened the public hearing of the Community Services and Facilities Chapter of the Master Plan at 7:45 p.m.

One minor correction: add "one" to page 7. Cisterns. ...Blue Heron Court and *one* on Pheasant Run.

The board also noted that the Recreation paragraph is based on 1988 information as attempts to get an update from the Recreation Committee Chairman have been unsuccessful. Should new information be submitted, a public hearing will be held to amend the current 1988 information.

Also noted was that a reference to the Town considering and designing impact fees would be added to this chapter (i.e.: to enable the town to deal with surging growth the planning board and the governing body should consider impact fees).

**MOTION:** Mr. Nigrello motioned to adopt the Community Services and Facilities Chapter of the Master Plan as amended in accordance with RSA 674:4. Mr. Day second. The motion passed 5-0.

For the purposes of recording into the minutes, the attest document for the CS & F Chapter was signed to be duly recorded with the Town Clerk.

Mr. Day informed the board that the Board of Selectmen approved a \$3,000 line item in the 1997 planning board budget for the purpose of a 1997/98 Matching Targeted Block Grant.

**History Chapter of the Master Plan:** The board reviewed the draft of the new History Chapter to replace the 1988 History Chapter of the Master Plan.

Corrections/amendments noted:

1. spelling - diphtheria
2. add -Ownership of Tricking Falls Dam and the associated flow rights changed hands several times until acquired by the State of NH in 1940.
3. Renumber 5 to 4 and 4 to 5
4. add - Greystone
5. add - in 1993
6. incorporate the fact that the old post office is now a video store

**MOTION:** Mrs. George motioned to hold a public hearing on the History Chapter of the Master Plan on February 20, 1997, 8:00 p.m. at the Town Hall in accordance with RSA 674:4. Mrs. Fillio second. The motion passed 5-0.

**Natural Resources Chapter of the Master Plan:** The board reviewed the Natural Resource Chapter of the Master Plan and noted the following amendments/corrections:

1. typing errors on page 8
2. spelling - existence
3. USA Army Corp. of Engineers to replace Soil Conservation Service's

4. add moose to Wildlife

**MOTION:** Mrs. George motioned to hold a public hearing on the Natural Resources Chapter of the Master Plan on February 20, 1997, 8:15 p.m. at the Town Hall in accordance with RSA 674:4. Mr. Day second. The motion passed 5-0.

**Telecommunications Facilities Ordinance:** The board reviewed the Telecommunications Facilities Ordinance. The board acknowledged all amendments. Public hearing for this ordinance is scheduled for February 3, 1997, 7:30 p.m. at the Town Offices.

**MOTION:** Mrs. Filio motioned to adjourn. Mr. Nigrello second. The motion passed 5-0 and this January 30, 1997 public planning board meeting ended at 8:55 p.m.

Respectfully submitted,

Catherine Belcher  
Secretary

Minutes completed and on file January 31, 1997.