

Town of East Kingston Planning Board Minutes  
February 15, 1996

FILE

**Attending:** Chairman Richard Smith Sr., Catherine George, J. Roby Day.

**Absent:** Andrew L.T. Berridge and Dr. Robert Marston.

**Others Attending:** Sarah Campbell - Circuit Rider, Lawrence Smith - Conservation Commission Chairman, Sarah Radacsi - UNH student, Clarke R. Chandler - Applicant, Nancy Fredericks - Abutter.

At 7:40 PM, Chairman Richard Smith allowed UNH student **Sarah Radacsi** to address the board. Ms. Radacsi explained that she was majoring in Environmental Conservation and requested the board fill out a survey which would help her with her course study's thesis. She stated that the survey packet contained a SASE in which the board could mail when completed by March 1st.

Chairman Smith found Ms. Radacsi's request acceptable and stated the board would accommodate her requisition.

At this time the board entertained discussion on **Pinebrook** (aquifer) located on 57 Exeter Road in Kingston. Mr. Roby Day inquired as to the actions of the East Kingston Planning Board regarding this issue.

Mrs. Sarah Campbell stated that she would contact Glen Greenwood (Kingston's Circuit Rider) to investigate whether, why and when the Pinebrook applicants would approach East Kingston's planning board. Mrs. Campbell also noted that the next Kingston meeting regarding the aquifer would meet before E.K.'s next planning board meeting, thus more information would be available.

The E.K. planning board is awaiting further action from the Kingston Planning Board.

**Chairman Smith called to order the public hearing on Home Occupation for Financial Management Consultation known as the Spenser Group (Clarke R. Chandler) at 8:50 PM.**

Mr. Chandler stated that after being a banker for twenty years, he decided to establish his own financial management consulting corporation which would operate from his home on Sanborn Road. Mr. Chandler continued that he was the sole operator of this business.

Chairman Smith inquired as to how many employees were currently employed by Mr. Chandler and how many he (Mr. Chandler) expected to employ in the future.

Mr. Chandler stated that he employs no one at this time and should the business grow he expects to hire one or two part-time employees.

Chairman Smith questioned the use of signs and the available parking at the home location.

Mr. Chandler stated that no signs would be used as the nature of the business does not require a lot of traffic. 95-99% of the service provided is done at customer locations. Mr. Chandler continued that his property has the capacity to hold six (6) cars, (all off street).

Mr. Roby Day inquired as to how Mr. Chandler envisioned the physical plant.

Mr. Chandler explained that the business was mostly computer generated material; business plans, financial negotiations, project management. The business generates a lot of paperwork; the maintaining of records and documents. Most of the business projects are handled in other locations such as meeting with lawyers, seeing bankers, trips to Boston, etc.

Mrs. Catherine George asked to explain the business set-up at the home.

Mr. Chandler stated that there are two offices in his home, one being his business office and the other belonging to his wife who may bring work home from her full-time job.

Mr. Day asked if Mr. Chandler conceived of any problems he may have complying with the zoning ordinance at a later date.

Mr. Chandler explained that he can handle only so many clients, and should his business expand with a partnership, it would expand only at another location.

Chairman Smith asked if any abutters had any problems with this business.

Mrs. Nancy Fredericks of 70 Sanborn Road stated that she had no problems with Mr. Chandler operating the said business.

Mrs. Campbell noted that the impact of the business is slight and follows within the ordinance guidelines.

**Motion: Mrs. George motioned to recommend that the Selectmen approve a Home Occupancy permit for Clarke R. Chandler. Mr. Day second. The vote passed unanimously. (3-0)**

Chairman Smith explained to Mr. Chandler that the Selectmen should take this issue up at the next Selectmen's meeting and will notify Mr. Chandler of the issuance of the Home Occupancy permit. Chairman Smith added that Mr. Chandler was welcome to attend the Selectmen's meeting.

The public hearing for Clarke R. Chandler ended at 8:04 PM.

**East Kingston Master Plan Housing Chapter:** Mrs. Campbell presented to the board the Housing Chapter and noted the following changes/ additions: (see attached)

1. page 1, paragraph 5 - reconcile two sources used in census.
2. page 13, paragraph 2 - explanation of different totals between town & census.
3. page 17 - reference the housing needs assessments.
4. page 20 - explanation of recommendations 1, 2 and 3.

The board took this time to discuss alternatives to the Controlled Growth Ordinance. Issues brought up consisted of reminiscence of past town growth numbers. It was noted that although there was a rise in the town growth over the past couple of years, the board felt because of land availability, a repeat of the growth "spurt" was doubtful.

Mrs. Campbell added that in keeping the Controlled Growth Ordinance as written, it would be advisable to also mention that although there was a surprising increase in town growth, (which the Town did not prohibit or limit), the Town is aware and cautious that it won't allow it to happen again.

The board agreed with Mrs. Campbell's suggestion.

In reviewing the Recommendation item #2, Mrs. Campbell revised (with the board's council), paragraph 1 to read as follows: **The Planning Board should study the implementation of a multi-family cluster zoning. Modest residential density bonuses could be granted in exchange for the setting aside of a prescribed percentage of new dwelling units for low/moderate income families.**

#### **December 21, 1995 Minutes:**

**Motion: Mr. Day motioned to accept December 21, 1995 Minutes as presented. Mrs. George second. The vote passed unanimously. (3-0)**

#### **January 18, 1996 Minutes:**

**Motion: Mr. Day motioned to accept January 18, 1996 Minutes as presented. Mrs. George second. The vote passed unanimously. (3-0)**

#### **Community Goals:** (See Attached)

Mr. Day addressed the board with the "Community Goals". Mr. Day stated that the survey distributed with the Town's Property Inventory form on March 15, 1995 had a return rate of 68% thus providing reliable data.

Mr. Day directed the board to IV Community Goals:

1. Curtailing further tax increases. It was Mr. Day's opinion that the Selectmen should be monitoring the school board and encouraging cost containments.

- e. Pay interest due (6%) on tax abatements to comply with RSA 76:17-a: Mr. Day noted that the town clerk stated that the town should be paying 6% interest on tax money returned to citizens when an abatement is awarded. Mr. Day presented the debate that although it may increase the tax burden to the town, it may also encourage the town to discipline itself on getting the tax information correct the first time. Which, Mr. Day continued, would have less tax abatements going out and in the long run, would keep the town's costs down.
- f. Offering discounts for early payment of tax may not be feasible as there is already a 30 day window in which to comply.

In discussing the possibility of a twice a year tax bill. The board noted that because of the confusion of the mid-year payment being based on the last years tax rate and the November payment being based on the current years tax rate, it deemed too confusing to the taxpayers. Also noted was the increase of cost to generate two tax bills.

Mr. Day added that individuals on fixed or reduced income, may be deterred to move out of town if the town were sympathetic with their hardship and possibly waive that individuals tax bill. It is done on the federal level.

Mr. Day continued that individuals under a certain level of income do not pay income tax. That is one of the pluses of having an income tax over a sales tax, as sales taxes are regressable and income taxes are tailored to fit the social needs.

Chairman Smith noted that there are four families to his knowledge that have moved out of town because of the heavy tax burden.

The board was all in agreement that there was a heavy tax burden in town.

Mr. Day reviewed the four community goals:

1. curtail taxes
2. preserve the rural agriculture character of the community
3. encourage enterprise and farming shops etc.
4. restrict the appearance of buildings in the town

Mr. Day stated that the above community goals were clearly demonstrated in the data as to what the people were saying in the surveys. Mr. Day also asked the board to review the more personal questions on Appendix Q. These may be the kinds of questions needed to determine what our neighbors are really saying and asking for in this community.

Mr. Day noted that on the questionnaire, the issue of tax and spending was included. Thus, giving the taxpayers the opportunity to see that 79% of the tax bill goes to the school district, and what do the tax payers want the selectmen to do about it.

Mrs. Campbell stated that 79% of taxes going to the school district may in fact, be on the low side compared to other surrounding towns. Mrs. Campbell also noted that it would be interesting to see how much of that 79% actually supports the E.K. Elementary School. A large part of the tax bill is paid out for the tuition of Jr. and Sr. High students.

Mrs. George added that the requirements for special needs also contributes to the heavy burden on the school tax rate.

Mrs. Campbell stated that the tax rate breakdown may be beneficial to the questionnaire if that information is on the form (questionnaire) itself.

Mr. Day stated that this questionnaire may get it's best response if delivered with the Property Tax Inventory form in March.

Further discussion on the questionnaire would be continued to the next planning board meeting.

**Motion:** Mrs. George motioned to post the Housing Chapter as corrected for public hearing next month. Mr. Day second. The motion passed unanimously. (3-0)

**Motion:** Mrs. George motioned to adjourn. Mr. Day second. The motion passed unanimously and the meeting adjourned at 9:45 PM.

Catherine Belcher / Secretary