

TOWN OF EAST KINGSTON, NH
PLANNING BOARD MEETING MINUTES
April 12, 2001

FILE

WORK SESSION

Members Attending: Richard A. Smith Sr. - Chairman, Dr. Robert Marston (7:42 PM), Beverly A. Filio, and Alternate J. Roby Day, Jr.

Absent: John L. Filio – Ex-officio, David G. Morse, and Alternate Edward C. Johnson.

Others Attending: RPC Planner Maura Carriel.

Chairman Smith opened this April 12, 2001 Planning Board Work Session at 7:05 p.m.

Growth Control Ordinance: Members participated in lengthy discussion regarding the contents of the current Growth Control Ordinance. It was noted that the intent of the ordinance was to purposely exclude carry-over provisions for new home building permits not used in a given year. Though recommendations for including carry-over provisions were noted at the time the ordinance was drafted, members addressed the need for carry-over by adding a sunset clause to the ordinance that, in essence, allows the Planning Board to adjust the number of building permits allowed each year based on the growth of surrounding towns and other pertinent data. This mechanism replaces the need for carry-over. In addition to this, the ordinance clearly states that applications for building permits are only allowed for permits available in that current year or the ensuing year – not two years later as the Woldridge Meadows developer has applied for. (See Article III.D. 11) Members noted that there was no demand in 1998 for those left-over permits thus, technically, the Planning Board could have reduced the next year's permit numbers – but they chose not to.

Chairman Smith noted that he was invited to attend the April 16th Selectmen's meeting to discuss this matter. He directed the recording secretary to collect all pertinent minutes regarding the drafting and adoption of the article for his and the Board's review.

CIP: It was noted that the submission deadline for CIP worksheets from department heads had expired and that only two departments have participated thus far. It was noted that worksheets are expected from a couple more departments in time for the next meeting. Members voiced that CIP worksheet submission is the responsibility of each department head and that the Planning Board is not charged with chasing each department head around to acquire the necessary information to update the CIP. Departmental capital improvements were discussed. Members questioned whether road improvements fall under the provisions of the CIP or were they just capital maintenance. Members ultimately agreed that since they are annually budgeted for out of the town budget, they were more likely maintenance items. Land acquisition was discussed as well as the facilities that needed it (i.e. library, police department, fire department). It was noted that the CIP update would be an addendum to the existing CIP as only the last three tables within the document require updating.

HB 512: Members acknowledged House Bill 512 that is currently before the House Municipal & County Government Committee. This bill would restore the authority of planning boards to require developers, as a condition of subdivision or site plan approval, to pay their proportional share of off-site improvements necessitated by the development. This authority was lost when the NH Supreme Court ruled in November that off-site improvements could be required only under an impact fee ordinance enacted by the municipality. Members agreed that they would like to monitor the progress of this bill.

Growth Management Chapter: It was noted that the RPC would not assist in the writing of this Master Plan chapter, however, they did provide a draft of Brentwood's Growth Management Chapter as a model. Members agreed to review the chapter and schedule a work session to address it at the April 19th meeting.

Other Business: Members reviewed the agenda for the April 19th meeting. It was noted that the Wright lot line adjustment application might have some ZBA history. Chairman Smith directed the recording secretary to research this and report her findings back to the Board in time for the next meeting. Members also noted correspondence from Civil Construction regarding Dredge and Fill plans for the Cook/Sullivan property on Haverhill Road. Members asked that a copy of those plans be submitted to the Board. The recording secretary was directed to contact the engineer regarding this request. It was reported that driveway specifications for the Waldron lot line adjustment might be different than the driveway that was recently constructed. Members requested the Building Inspector update them on this matter as this plan was approved months ago but not yet recorded.

With no further business,

MOTION: Dr. Marston motioned to adjourn. Mrs. Fillio seconded. The motion passed 4-0 and this April 12, 2001 Planning Board Work Session ended at 9:08 PM.

Catherine Belcher
Secretary

Minutes completed and on file April 16, 2001.

Approved: 4/19/01