

TOWN OF EAST KINGSTON, NH  
PLANNING BOARD MEETING MINUTES  
May 5, 1998

FILE

WORK SESSION

Members attending: Richard A. Smith Sr. - Chairman, John L. Fillio - Ex-officio, Catherine J. George, Edward Johnson, and Alternates Robert Nigrello and Beverly Fillio.

Absent: Dr. Robert Marston.

Others attending: Sarah Campbell - RPC Circuit Rider.

Chairman Smith opened this May 5, 1998 Planning Board Work Session at 7:10 p.m. with the roll call.

April 16, 1998 Planning Board Minutes: The Board reviewed minutes dated April 16, 1998.

MOTION: Mr. Johnson motioned to approve the April 16, 1998 Planning Board minutes as presented. Mr. Fillio second. With no further discussion, the motion carried 5-0.

Site Plan Review Regulations: Mrs. Campbell presented to the Board the proposed architectural/aesthetic standards for the site plan review regulations. The Board reviewed these standards focusing closely on the sign and lighting provisions. It was noted that the sign provisions under General Provisions would regulate signs located in residential zones and that the new proposed provisions under SPR would regulate signs located in commercial, light industrial and cluster housing zones.

The Board reworked the language of the zoning ordinance to make sure the new language in SPR and old language in General Provisions are consistent. The Board will proceed with the amendment process for this zoning ordinance change at the May 21, 1998 meeting.

The Board further discussed which board would be responsible for the issuance of sign permits. Mr. Fillio will contact the Board of Selectmen for their input and report his findings to the Planning Board.

Discussion on lighting provisions ensued. It was agreed that the maximum illumination level should be no more than 0.5 foot candles anywhere on the property. These recommended measurements were taken from the Illumination Engineering Society (IES).

MOTION: Mrs. George motioned to post the amendments for Site Plan Review and to hold a public hearing on May 21, 1998 at 8:45 p.m. at the Town Hall. Mr. Fillio second. With no further discussion, the motion carried 5-0.

Light Industrial Park: At this time the Board reviewed the decision and minutes from the April 30, 1998 ZBA hearing regarding Richard Cook's request for a variance in relation to the development of the light industrial park. With brief discussion on the possibility of a new plan, the Board agreed that the current plan should be denied, and that the applicant should submit a new application with any new plans for development.

Future Land Use Map: The Board reviewed the future land use map and noted the existing zones, including the soils and the limitations for development. It was also noted that the Conservation Commission Chairman identified ten more parcels for proposed protection.

Goals Chapter: The Board agreed that consideration needs to be given to recommended future uses and future zoning districts in East Kingston. In reviewing the current Goals Chapter, the Board discussed what issues should be included in the writing of the updated chapter.

Chairman Smith listed numerous Future Goals ideas that were submitted by Board members. Mrs. Campbell listed her own ideas and at the request of the Board, will submit them in writing for future discussion.

Home Occupations: It was suggested that a Home Occupation Board, separate from the Planning Board, be appointed to regulate the home occupation ordinance. The Board agreed that the current HO is well written, but that its enforcement is not consistent. It was also noted that the enforcement of the ordinances usually means going to court and that doing so costs the town money.

Mr. Fillio informed the Board that the Selectmen have decided to register all home occupation permits with the Registry of Deeds, thus providing documentation of the business and its establishment.

**MOTION:** Mr. Nigrello motioned to adjourn. Mr. Johnson second. The motion passed 5-0 and this May 5<sup>th</sup> planning board work session ended at 9:40 p.m.

Catherine Belcher  
Secretary

Minutes completed and on file May 11, 1998.