



**PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire**

2019-2020
Joshua Bath, *Chairman*
Tim Allen, *Vice Chairman*

MINUTES
Regular Meeting May 16, 2019
7:00 pm

AGENDA:

Board Business.

- **Discussion** re: review of existing Single-Family Cluster Residential Development ordinance (Article XI).
- **Discussion** of the East Kingston Planning Board Rules of Procedure.

CALL TO ORDER: This meeting of the East Kingston Planning Board was called to order at 7:04 pm by Chairman Bath.

Members Present: Chairman Josh Bath, Vice Chairman Tim Allen, Dr. Robert Marston, Bill Caswell.

Advisors Present: RPC Senior Planner Julie LaBranche, Building Inspector John Moreau, Assistant Building Inspector Tom Welch, and Town Engineer Dennis Quintal.

Also present: Mr. Scott Orleans

Minutes: Mr. Bath asked for a **MOTION** to approve the April Minutes.

Mr. Allen **MOVED** to approve the April minutes as presented; second by Dr. Marston with a unanimous vote.

Board Business

Mr. Bath introduced East Kingston resident Mr. Scott Orleans to the Board and noted Mr. Orleans would like to join the Board as an alternate member.

Mr. Orleans explained had has been a resident for the past 14 years. He would like to join the Board to help maintain the town atmosphere and be a part of the decision-making processes of the Planning Board.

It was explained to Mr. Orleans that an alternate member would only be a voting member if appointed in place of an absent regular member, but it was important to attend meetings and join in on the discussions to be up-to-date on the business and decisions of the Board in order to make informed decisions when called on to vote.

Mr. Bath asked for a **MOTION** to recommend Mr. Orleans to the Selectmen as an alternate member.

Mr. Allen **MOVED** to recommend Mr. Orleans as an alternate member to the Planning Board, seconded by Dr. Marston with a unanimous vote.

Mrs. White will send a letter of recommendation to the Selectmen and explained if approved, Mr. Orleans would be notified by the Town Clerk his appointment was ready for him to sign. She will have a packet of information ready for Mr. Orleans to pick up at the time he signs his appointment.

Discussion re: review of existing Single-Family Cluster Residential Development ordinance (Article XI).

Ms. LaBranche had distributed some areas of the Single-Family Cluster Residential Development ordinance for discussion for changes/updates to the ordinance. She explained the ordinance was adopted in 1989 and contains outdated requirements and practices. The entire ordinance needed to be updated and some specific considerations are necessary modify the ordinance.

- ***Adopt as an Innovative Land Use Control under RSA 674:21 with a Conditional Use Permit granted by the Planning Board and including the ability to grant waivers to the ordinance requirements***

Ms. LaBranche noted the ordinance needed to be specific and goal orientated; existing natural features need to be recognized and preserved. She suggested it be renamed as *Conservation Subdivision*. It was suggested that Innovative Land Use controls be required for all subdivisions, with the possibility of granting certain waivers.

- ***mandatory for all subdivisions of 20 acres or greater;***

Discussion on this point noted it would be difficult to apply this to subdivisions of less than 20 acres, but it was a possibility.

- ***Open space is accessible to the public***

Discussion on this point noted the issues if open space, which is equally owned by the subdivision owners, was opened up to the public. Maintenance and policing were discussed, and the issue of liability for others to come onto the property.

- ***design is focused on protecting resources identified on an existing conditions/resources plan; delete the density bonus provisions in section F.1.a-c and section F.2***
- ***calculate density using soils-based lots sizing for maximum density not to exceed 5% more than the density of a conventional yield plan***
- ***require preservation of a minimum of 50% open space (maybe a density bonus if more land is preserved) including any agricultural lands, wetlands, mature forests and other natural features***
- ***revise section F.d to require a high level of protection to qualify for a density bonus award***

Density bonuses were discussed. Ms. LaBranche thought at present they were too liberal. At this time only 15 building permits are given out in any one year, with a limit of 2 per single contractor. This could be modified when reviewing the Growth Control chapter.

- ***revise/update sections N, O, P and Q.1-6***

There was also discussion on: road length and the possibility of waivers for adaptation of unique land features, requiring minimum lot size for cluster developments, increasing buffers, minimum frontage requirements, bonding, and inclusion of a yield plan.

Ms. LaBranche will present a draft for review at next month's meeting.

Discussion of the East Kingston Planning Board Rules of Procedure.

Mr. Caswell asked about Ron's departure and reviewed his status as a member on previous postings.

Mr. Bath explained that in exploring the correct procedure to welcome new members to the Planning Board for alternates, it was discovered the Board had more members that it was approved for.

Therefore, the last member welcomed to the Planning Board (Mr. Morales) was asked if they would like to continue as an alternate rather than a regular member; Mr. Morales declined and has resigned from the Board. It is a big loss to the Planning Board as Mr. Morales has much knowledge and history with both the Planning Board and the town. The Board is sorry to see him leave.

There was also discussion in regard to Ms. Andersen who was an alternate member. She had not been able to attend meetings as she was attending school. Ms. White will contact her and see if she would like to continue as an alternate member or if she wanted to resign to open up the position for other interested parties.

The information on the Town website needed to be updated to reflect the current roster of members. Mrs. White has asked the web site person to update the information, but it has not been updated as of today.

Other

108 Auto

Mr. Moreau reported on what was transpiring at 108 auto and the problems with moving the sign. It was decided it was a civil matter and the residents will need to settle it amongst themselves. Mr. Moreau noted there were specific setbacks from state highways for signs.

Bob's Septic

Discussion from April meeting: Mr. Poelart reported that Bob's Septic business was sold in December but the business is still operating and the new owner has not come to the Planning Board. The previous owner is still living in the house. Home Occupations go with the homeowner and not the property. It was the consensus of the Planning Board that the Selectmen should send a Cease and Desist to the Exeter company running the business from that address.

There was some discussion if Selectmen sent this letter. Since no ex-officio was in attendance, we will need to find this out at a later date.

Industrial Park

Mr. Bath had taken a trip to the park and noted it looked somewhat better but there was still much to do. He asked about the Board making another site visit, but no decision was made. Mrs. White asked if Ms. LaBranche had sent the letter they discussed last month to the park owner; she had not. Her contract hours are running out and the contact with RPC is up for renewal.

Wetlands Tour and Talk

Ms. LaBranche noted there were 26 people who participated in the Wetlands Tour and Talk sponsored by the East Kingston Conservation Commission at 16 Pheasant Run Lane, East Kingston on Saturday, May 4 from 10am to noon. They had good weather for their tour and all had a good time.

Wetlands Permit Application

Mrs. White noted the Wetlands Permit had been filed with DES for 213 Haverhill Road

Handouts to the Board

1. Errors in the RSA book
2. Planning Board Rules of Procedure

Adjournment

Dr. Marston made a **MOTION** to adjourn; Mr. Allen seconded, with a unanimous vote.

Mr. Bath closed the meeting at 9:10 pm.

The next Planning Board meeting will be on June 20th.

Respectfully submitted,

Barbara White

Planning Board Secretary

Josh Bath

Chairman

Minutes approved June 20, 2019