



PLANNING BOARD  
TOWN OF EAST KINGSTON  
NEW HAMPSHIRE

2003-2004:  
James Roby Day, Jr., Chairman  
Richard A. Smith, Sr., Vice Chairman

MINUTES  
(Working Session of 5 June 2003)

**Agenda:**

7:00PM Board Business- New zoning ordinance books; 19 June 2003 agenda  
Correspondence  
Elderly Housing Ordinance Article XII discussion & decision- MOTION REQ

**Call to order:** Chairman Day called the meeting to order at 7:00PM

**Roll call:** Members present - Cathy Belcher, Roby Day, Jack Fillio, Dr. Marston,  
Alternate members present- John Burton, Eugene Madej

**Board Business:**

**Zoning Ordinance book-** It was noted that the Town spent over \$850 to publish the 2003 issue of the East Kingston Zoning Ordinances and Regulations. The newly printed copies were distributed to the members.

**19 June 2003 Public Hearing agenda-** It was noted that there are two continued public hearings, and the public hearing for proposed changes to Zoning Ordinance Article XII has been properly noticed.

**Correspondence:**

**RPC TBG-** Discussion ensued regarding what we might request for the Office of State Planning Targeted Block Grant planning assistance program administered by the Rockingham Planning Commission (RPC). Candidate subjects included 1) update of the Master Plan Housing chapter, 2) update of the Master Plan Community Profile chapter, and others. Mr. Day noted we have until 11 July 2003 to submit completed applications, but the sooner the better. Mr. Smith noted that we set aside money in the 2003 budget for precisely this purpose. Mr. Day suggested we take up the question for a decision at the 19 June 2003 Planning Board meeting.

**2003 Municipal Board Training Series-** Two seminars are being held on 23 & 30 June for planning board members. Mr. Day asked for those interested to sign a registration form. Each attendee will be charged \$5.00, the fee to be paid by the Planning Board. Five members indicated they would be able to attend.

**Discussion:**

**Elderly Housing Ordinance Article XII-** A memorandum dated 3 June 2003 and prepared by Ms. M. Carriel, RPC senior planner, was reviewed and discussed. The thrust of the board's deliberation was to establish whether or not there should be a change by which the number of elderly housing units constructed is regulated.

In the present ordinance wording, individual developments are limited to a maximum number of units that is a percentage of existing conventional residential housing stock in East Kingston. It was noted that when the elderly housing developments presently in planning are complete and occupied, the proportion of the Town's population aged 55 and older will increase from approximately 17% to 26%. Further such development would increase that portion in significant, quantum amounts.

Discussion ensued regarding various probable impacts on the Town, e.g. demand for fire and rescue services, childless households in the school district, demand for library services, cemetery needs, infrastructure maintenance, municipal administrative support, and how these effects might impact the property tax rate. The fundamental question of "What kind of Town do we want to plan for?" was addressed obliquely in further discussion of how continued residential growth

would negatively impact housing affordability, and whether Rockingham communities have sufficient data about the impact of elderly housing in order to take considered decisions to regulate them.

The board was polled as to whether a capping mechanism should be crafted which would tie the total number of elderly housing units in Town to a proportion of the conventional residential housing stock. Such a mechanism could constrain development immediately, depending upon the proportion chosen. The board's considered opinion in the majority was that there is no presently recognized need to restrict elderly housing growth, however, there could be such a need in the future. Such a caveat should be included in the ordinance. Other particular features of the present ordinance also require refinement, and the board deliberated further, crafting the following change recommendations to Article XII- Elderly Housing to be presented at the noticed public hearing on 19 June 2003:

## PROPOSED CHANGES TO EAST KINGSTON ZONING ORDINANCE

### ARTICLE XII –ELDERLY HOUSING (Adopted 3/00)

1) Page 36- Paragraph B. General Standards:

*INSERT* new subparagraph after subparagraph 1., and renumber remaining paragraphs sequentially. New subparagraph to read:

*"2. No elderly housing unit(s) are to be built on land encompassed by the development within 200 feet of any development entrance as measured from the originally existing public or private road. The land precluded from any construction by virtue of this provision can be included in the development calculations for the required common land/open space. Two planning goals are thereby satisfied, i.e. 1) higher residential density offset by using common land/open space, and 2) privacy enhanced and traffic noise pollution abated in the neighborhood from adjacent highways."*

2) Page 36 – Paragraph B. General Standards:

*INSERT* at the end of subparagraph 2. the following sentence: *"This provision shall be reviewed annually by the Planning Board to ascertain whether the balance between the number of standard residential dwelling units and elderly housing units continues to reflect the stated goals of the East Kingston Master Plan and the community's long-term planning intentions."*

3) Page 36- Paragraph B. General Standards:

*CHANGE* subparagraph 3. which reads in part "The maximum allowable number of bedrooms allowed on a site is four bedrooms per acre of contiguous upland, and shall be calculated as follows.." to read:

*"3. The maximum allowable number of units allowed on a site is two (2) per acre of contiguous upland, and shall be calculated as follows:..."*

*Note- The subsequent provisions of a), b), and c) remain unchanged.*

4) Page 36 – Paragraph B. General Standards:

*INSERT* new subparagraph after subparagraph 3. and renumber remaining paragraphs sequentially. New subparagraph to read:

*"4. All elderly housing units are to be constructed only as single or duplex units."*

5) Page 36- Paragraph B. General Standards:

*DELETE* from subparagraph 4. which begins "Dwelling units shall be specifically designed to provide housing for elderly residents..." the sentence which reads *"No building shall exceed 10,000 square feet in footprint."*

6) Page 36-Paragraph B. General Standards:

*INSERT* new subparagraph after subparagraph 4., and renumber remaining paragraphs sequentially. New subparagraph to read:

*"5. Elderly housing developments shall include a non-residential structure dedicated to use as a development community center. Any such building shall provide for space to hold activities such as periodically required homeowner association meetings, and formal and informal community functions. No building in the development shall be of more than two stories in height, nor shall it exceed 10,000 square feet in footprint."*

7) Page 37- Paragraph B. General Standards:

*AMEND* subparagraph 10. to read: "All such elderly housing development shall make provision for pedestrian access within the development and, to the extent possible, to off-site community facilities *by use of paved sidewalks.*"

8) Page 38 – Paragraph C. Common Land/Open Space:

*AMEND* subparagraph 3. to read: "Access to open space/common land. Such common land shall have suitable access to a road within the development *by use of a network of cleared and demarcated walking paths.*"

**MOTION:** Vice Chairman Smith **MOVED** to place the eight (8) change recommendations to Zoning Ordinance Article XII- Elderly Housing on the Planning Board agenda for a Public Hearing on 19 June 2003 at 8:45PM. Mr. Filio seconded, and the motion carried unanimously.

**Adjournment:**

**MOTION:** Mrs. Belcher **MOVED** the Board adjourn. Vice Chairman Smith seconded, and the motion carried unanimously at 9:27PM.

Submitted for the East Kingston Planning Board,

Chairman

Submitted: 9 June 2003

Minutes approved: *19 June 2003*