

TOWN OF EAST KINGSTON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
June 27, 1996

FILE

AGENDA

8:00 BOCA Code Amendment Adoption - Public Hearing
8:30 Transportation Chapter - Public Hearing

Planning Board Members Attending: Richard Smith - Chairman, J. Roby Day - Ex Officio, Ed Johnson, Catherine George, Dr. Robert Marston, Beverly Fillio - Alternate, Robert Nigrello - Alternate, and Madeline Marshall - Alternate.

Others Attending: Glenn Clark - Building Inspector, Lawrence Smith - Conservation Commission Chairman, and Sarah Campbell - RPC Circuit Rider.

Chairman Smith called to order this June 27th, 1996 Planning Board meeting at 7:36 p.m.

Commercial District Amendment- Repeal Language: Mr. Day explained that the language/text concerning the Repeal Amend Article VII Commercial District on the September ballot, allows the use of editorial comments for the purpose of clarification. He continued to explain that it is imperative that the voting public understand the commercial district ballot question..

The board reverberated ideas and comments of a clarified text to be placed on the September ballot. It was agreed that any editorial comments would be placed to the right of the "YES" and "NO" boxes for clarification purposes.

Mrs. Fillio would submit a revised commercial district ballot editorial at the next work session scheduled for July 18th, 1996.

By-Laws of the Planning Board: Mrs. Campbell stated that every board shall adopt by-laws as a method of doing business. She further stated that she would be willing to write an updated set.

Mr. Day stated that in the by-laws of the East Kingston Planning Board, the officers consist of the Chairman and a voting Secretary. He continued to say that in the absence of the Chairman, the Ex-Officio shall act in his place.

Mr. Day then inquired of the duties of the Planning Board Secretary.

Chairman Smith explained that years ago, the Secretary did all the duties of the current recording secretary and was also a voting member. He added that in 1991, the PB decided to hire a recording secretary as it worked out best for them.

Chairman Smith shared that he was at one time the Secretary and that the Planning Board had only five members back then.

Mrs. Campbell stated that the current by-laws are out dated and that she would like to update them. She stated that once they are updated then the board can open discussion on it's revision.

The board noted the position of the Chairman and Ex-Officio and considered the possibility of the designation of a Vice-Chairman.

This discussion would be tabled until Mrs. Campbell submitted to the board, an updated copy of the PB by-laws.

Public Hearing - BOCA Code Amendment Adoption (8:07 p.m.): Mrs. Campbell stated that the most current BOCA Code was written in 1996 and that currently the Planning Board is using the 1993 edition.

Mr. Clark stated that surrounding towns are adopting the amended BOCA code every three years.

Mrs. Campbell inquired if it would be possible to adopt the "most recent" (changing the "1993 to 1996" text) BOCA code, thus eliminating future adoptions and public hearings.

Mr. Day stated that in his opinion, the PB should adopt the amended BOCA code every three years.

Mr. Clark acceded with Mr. Day.

MOTION: Mrs. George motioned to amend 1. Title Section 100.1 to adopt the 1996 update to the BOCA code (replace "1993" with "1996"). Mr. Day second. The motion passed unanimously. (5-0)

Mrs. Campbell then read RSA 674.52 (c): Following such a hearing, the update of revision shall become final upon the approval by the selectmen and recording with the town clerk.

Targeted Block Grant: Mrs. Campbell indicated that the Master Plan project that the Planning Board is currently working on is being paid for with a "match and grant" program from the Rockingham Planning Commission.

Mrs. Campbell recommended that the Planning Board submit an application to write a Capitol Improvements Program. Mrs. Campbell further stated that the current CIP is outdated, and that an updated CIP is necessary to adopt an Interim Growth Control Ordinance.

She then explained that the IGC Ordinance allows the town time to write an updated CIP[to have in place when and if the town adopts a more long term Growth Control Ordinance].

At the inquiry of Chairman Smith, Mrs. Campbell stated that the RPC could write a good CIP for \$3,000 to \$6,000. She recommended that the Planning Board apply for a \$3,000 grant and to strive for a \$6,000 project. As long as the town had the matching \$3,000, the project would be at a minimum a \$3,000 project. Any grants received thereafter, would only benefit the project.

Mr. Day noted that he was uncomfortable with the board's access to the Planning Board funds.

Mrs. Campbell stated that the application for this Targeted Block Grant is due July 12th. She then added that the CIP must be written with the intention of implementing it.

Mrs. Campbell would write the application for a \$6,000 project, thus applying for a \$3,000 grant.

Public Hearing - Transportation Chapter (8:30 p.m.): Mrs. Campbell stated that the only changes in the Transportation Chapter (see attached), since the May 16th discussion were type-o's. The noted corrections made and corrections to be made are as follows:

1. Page 5 - changed cost of 1997: Finish construction and paving of Stumpfield Road to "entire road"
2. Page 8 - para. 5 -RPA's to be changed to "RPC's"
3. Page 9 - secondary now class I to be changed to class "II"
4. Page 10 - para 2 - change are to "area"

It was noted that Mr. Gene Madej is the Technical Advisory Committee.

5. Page 13 - para 4 - add the word to (to Manchester)
6. Page 16 - para 5 - add the word to (supplement to)
7. Page 17 - para 1 - change is due for completion in June 1996 to "was completed" and para 5 - change give to "gives"
8. Page 18 - para 1 - change these types of impacts to the negative impacts associated with strip development ...

Mr. Day then delegated to the recording secretary to make copies of the Community Profiles, Schools, Housing and Transportation Chapters of the Master Plan for the members of the planning board.

MOTION: Mrs. George made a motion to adopt the Transportation Chapter of the Master Plan as corrected. Dr. Marston second. The vote passed unanimously. (5-0)

Interim Growth Control Ordinance: Mrs. Campbell explained that the difference between a Growth Control Ordinance and an Interim Growth Control Ordinance (see attached), is that the Interim GC Ordinance is intended as a temporary growth manager while a more long term ordinance is being written. The Interim GC Ordinance would expire one year from the date of its enactment.

Mrs. Campbell further explained that once the IGC Ordinance is in effect, the current 25 available building permits would be replaced with 16. (2.5% growth).

Mr. Clark was concerned with the possibility of one entity applying for more than three building permits.

Mrs. Campbell explained that with the IGC Ordinance, it would be a first come, first serve basis. She also noted that with an IGC Ordinance, there would be no carry over of building permits.

The board discussed the possibility of adopting such a IGC Ordinance and reverberated on what date to do so. The board considered the time frame of the September 1996 Town Meeting and the March 1997 Town Meeting.

Mr. Clark stated that because of the recent building permit fiscal year being changed to a calendar year, the timing of such an adoption would be of great interest to him. He stated that his wish was to continue the building permit year in accordance with the calendar year.

Mrs. Campbell stated that the new ordinance could be written to keep the calendar year. She then explained the time frame of public notice. The IGC Ordinance must be put before the legislative body not more than 45 days prior to the Public Hearing.

Further discussion resulted in the motion to table the issue until January, 1997.

MOTION: Dr. Marston motioned to table the issue of the Interim Growth Control Ordinance until January 1997. Mrs. George second. The motion passed unanimously. (5-0)

Kingston's Fairway Golf Course: Mrs. Campbell presented a plan sent to her from Mr. Glen Greenwood regarding a site plan review for Fairway Golf Course in Kingston. She explained that because some of the golf course is located in East Kingston, the board's signature and approval of the plan was necessary for Mr. Colanton (golf course owner) to proceed with the site plan review.

Chairman Smith stated that in reviewing the map, it was not clear what Mr. Colanton's proposed plans were. He continued to say that the East Kingston Planning Board would wait for Mr. Colanton to address this issue himself.

Master Plan Work Session: The board was in agreement to combine the Master Plan work session with the Planning Board regularly scheduled meeting of July 18th.

MOTION: Dr. Marston motioned to adjourn. Mr. Johnson second. The motion failed. (3-2)

May 6, 1996 Minutes: The board noted corrections to be made to the May 16th, 1996 Planning Board minutes.

MOTION: Mr. Day made a motion to accept the May 16th, 1996 Planning Board minutes as corrected. Mrs. George second. The motion passed unanimously. (5-0)

MOTION: Dr. Marston motioned to adjourn. Mr. Johnson second. The motion passed unanimously and this June 27th, 1996 Planning Board meeting ended at 9:45 p.m.

Respectfully submitted,

Catherine Belcher
Secretary