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PLANNING BOARD
TOWN OF EAST KINGSTON
NEW HAMPSHIRE

2007-2008
James Roby Day, Jr., Chairman
Catherine Ellen Belcher, Vice Chairman

MINUTES
(Public Hearing Minutes of 31 July 2007)

AGENDA:

7:00PM - **Board Business**

7:05PM - **Information/Discussion**

7:51PM - **Adjournment**

CALL TO ORDER: Chairman Day called the regular meeting of the East Kingston Planning Board to order at 7:00PM.

ROLL CALL: Mrs. White called the roll.

Members present –Mrs. CE Belcher, Vice-Chairman; Mr. JR Day, Chairman; Dr. RA Marston; Mr. RA Smith, Sr.; and Mr. R Caron, ex-officio.

Alternate members present –Mr. RF Morales, Mr. DF Sullivan

Advisors present – Mr. Eric S. Steltzer, Planner, Rockingham Planning Commission (RPC); Mr. AJ Mazur, East Kingston Fire Chief; and Mr. LK Smith, Conservation Commission Chairman. Mr. Day noted that Mr. RR Donald, Building Inspector, was absent.

Voting members –Chairman Day noted there was a full Board for this meeting.

BOARD BUSINESS

Capital Improvements Program (CIP). Mr. Day reported that he and Fire Chief Mazur would be meeting in regard to the Fire Department's portion of the CIP. The Police Department had stated they had no new expenditures for the coming year. The Library Trustees will present their update at the August meeting. Mr. Day will try to reach the Road Agent for his input in the hope of wrapping up the CIP for presentation to the Board of Selectmen by the end of September.

Minutes. Mr. Day entertained a motion to approve the 19 July 07 minutes. Changes submitted will be incorporated.

MOTION: Mr. Morales **MOVED** the Planning Board approve the 19 July 07 regular meeting minutes with the submitted changes. Mr. Day seconded. The motion passed. Mrs. Belcher, Mr. Caron and Mr. Sullivan abstained from voting, as they were not present at the July 19th meeting.

PUBLIC HEARING FOR EAST KINGSTON LIBRARY SITE PLAN PROPOSAL (EKPB#07-OA)

Mr. Day opened the public hearing.

Present to speak to the library site plans were Mr. David Pendell, the Owner's Designated Representative for the Library Project, Mr. Mike Todd, owner of Excel Construction, and Mr. Doug Annino, architect.

Mr. Pendell submitted updated drawings of the requested pages of the plan to the Board. He then addressed the points to which Mr. Steltzer's memo of July 23rd referred:

Town Center District – Mr. Pendell stated no input was necessary as the library was not officially "in" the Town Center. Mr. Steltzer disagreed and said that according to the map in the ordinance book, it *was* in the Town Center.

Architectural Character – The Library Trustees had already presented the building plans to the Board showing what the building would look like, and it was in keeping with the architectural character of the Town Center.

Alternative Transportation (sidewalks and bicycle racks) – There were no sidewalks in the existing development of Maplevale. The library could incorporate sidewalks, but it would only be in front of the library, and therefore would not serve any real purpose. The library would rather put the money to good use elsewhere. Also, there was to be an underground sprinkler system that could require ripping up an existing sidewalk should repairs become necessary.

Mrs. Belcher stated that the Town Center ordinance “encourages” the installation of sidewalks. Mr. RA Smith suggested removing the sidewalk directive from the Town Center ordinance so it would not be necessary for the library to build it. Mr. Day suggested the Board could recommend the library consider adding sidewalks some time in the future should the Town Center District be further developed.

Mrs. Belcher thought a sidewalk for so short a distance would serve no real purpose, as there were no sidewalks in the rest of the development. Also, the location of the library was off the main road and the central portion of the Town Center District. She was realistically unsure if people in the Town Center District were going to be willing to give up a portion of their property for sidewalks.

Mr. Sullivan asked if there was going to be a curb, and Mr. Pendell answered they were going to have grass shoulders to follow the rest of the development.

Landscaping/Bicycle Racks – The library was proposing a design-built project for the landscaping with a local landscape contractor. Mr. Steltzer suggested they look to the Town Center ordinance for suggestions on what type of trees were recommended. Also, although it was not shown on the plans, bicycle racks would be incorporated.

Permeable Pavement – While the Library Trustees understood the Board's request for permeable pavement, it did not think it would be a positive impact for the Town and the budget to have a surface that would need to be maintained on a constant basis, especially after snowplowing in the winter. They recognize that there are several permeable surfaces available, but none has been proven to be effective with the severe weather in New England. They are proposing pavement for the 18 parking spaces in the front and side of the building. After discussion on different types of permeable surfaces, it was determined that some sort of permeable surface would be used for the overflow parking at the rear of the building. Although the Board recognized that the ordinance “encouraged” the use of permeable surfaces, mainly for overflow parking, it was not mandated.

Street Lighting – They propose four 12’ poles in the parking lot, for patron safety. Mrs. Belcher reminded them that per the ordinance, lighting needed to be shielded to avoid light pollution and spillover to adjacent residential areas. Also, low-pressure sodium, fluorescent or mercury vapor lights were prohibited.

Mr. Todd stated that they would be “Avalight” fixtures, which had a metal enclosure around the lamps causing the light to be cast straight down; which would afford minimal light pollution. Fire Chief Mazur offered that the radius of the light should be no more than two times the height, or 24 feet. Mr. Pendell answered that sometimes there needed to be a trade-off of light pollution versus pedestrian safety.

Mr. Day stated that the lights should not be on all night. Mr. Pendell answered that they could put them on a timer, to go off approximately one half hour after closing the library. Fire Chief Mazur offered that since the library would have a security system, they could obtain a system that would hook the security system up to contact police and emergency services and turn on the lights in the event of an emergency. The police station has such an arrangement with their security system.

Traffic – The existing library is located on Route 107, less than a mile away. The only increase in traffic on that road will be the increased patronage to the library. Mr. Pendell did notice a traffic hazard involving the hill on the right side of the road, coming out of Maplevale. Whoever was responsible for that property did not mow the weed growth and the sightline was shortened because of that fact. It made it very difficult to pull out of the road onto Route 107 without needing to almost pull into oncoming traffic in order to see. At the present time, with construction traffic, there were between 30-50 visits per day to the site. It could be the same or more with the proposed increased library patronage.

Mrs. Belcher asked Mr. Caron if he could bring the issue up to the Board of Selectmen at their next meeting. Mr. Caron stated he had made a note, would contact the Road Agent since it is a state road, and would bring the subject up for discussion at the next Selectmen’s meeting. Mr. Pendell stated that East Kingston might get its first traffic light at that intersection.

Mr. Day answered there was a similar sight situation at the intersection of Depot and Willow Roads. Mr. Caron reported that the Town had tried to get a traffic light at the *Carmen's Diner* intersection. Fire Chief Mazur stated they were told by the state that there had to be two deaths as a result of a dangerous intersection before the state would install a traffic light.

Signs – They had a wooden “Future Home of the East Kingston Library” sign at the present time, and would most likely replace it with a permanent sign of the same type when construction was completed. Mr. Day reminded Mr. Pendell that there *was* a restriction on the size of the sign allowed as per ordinance, but since they were a municipal entity, it did not apply to them. Mr. Day suggested they could negotiate for a granite sign like the ones at the Town Offices and the Police Station. There were no plans for a sign directly facing Route 107 at the present time.

Parking – There were 18 parking spaces indicated on the plan. Mr. Morales noted that according to fire code, 130 people were allowed in the building at any one time. He and several other Board members were concerned that 18 spaces was nowhere near the amount of parking needed to accommodate proposed traffic with the increase in size of the library. Mr. Pendell stated that overflow parking would be located at the side and rear of the building and would have a permeable surface. Mr. Day suggested concrete blocks with holes that grass can grow through. Mr. Pendell stated if the lot filled up, people could park on the street. He was reminded that off-street parking is not allowed.

Erosion – There was presently a silt fence installed all the way around the construction site. In answer to Mr. LK Smith’s question of why there was a fence on the *Jewett's General Store* side of the site, Mr. Pendell answered that the construction crew had only been following where it said to install the fencing as per the plan. Mr. LK Smith noted that it did serve as a construction fence. Mr. Day enquired about the stone wall mentioned at the last meeting. Mr. Pendell stated he had searched for that stone wall and there was none. He surmised it might have been there at some point in time, and had been inadvertently left on the plan for the site. Regardless, it was not there now; if it were, they would have taken pains to preserve it. Fire Chief Mazur offered that at one time, there had been a stone wall between *Jewett's* and the horse barn on the property.

Location of Air Conditioner – The condensers for the air conditioning will be located on the opposite side of the parking lot, behind the building, on the north side. They are not close to any residences, and will be shielded with landscaping.

Mr. Caron wanted to know if the Board was going to make a recommendation for more parking to be available than the proposed 18 spaces. He reiterated that parking would not be allowed on Maplevale. Mr. Morales also agreed that with the events the library was considering with their expanded space, there needed to be more parking planned for. Mr. Pendell stated that the overflow area in the rear of the building near the railroad tracks could be built up to 30 spaces, but they were intending on doing that in stages.

Fire Chief Mazur reminded Mr. Pendell that whatever they did to remedy the parking situation, they would need to leave enough space for a 35’ fire truck and/or any emergency vehicles that might be required. Police Chief Simpson would also need to check on access for the police.

Mr. Day reminded Mr. Pendell that overflow parking was recommended to be a permeable surface. Mr. Day suggested a gravel surface, much as the church had used for their overflow parking. It seemed to be quite effective. Fire Chief Mazur stated that the lot behind the fire station was gravel and had held up quite well so far. Mr. Pendell wanted to know if the Board had a concrete number of additional spaces it wanted to be made available. Mr. Morales suggested a number to accommodate at least 50% of the proposed capacity of the library, and they could encourage carpooling for events. Mr. Pendell stated they would look into it, but noted they wanted to make sure they left enough space for their planned Christmas program.

Mr. Day understood the library was not going to have an outflow filter installed on the septic system. Although it was not required by the state, he had learned from personal experience, it was a worthwhile investment to make for the \$100 it would cost to install it. Without it, the longevity of the leach field could be significantly shortened. Fire Chief Mazur reported that the original plan did not pass the inspection for the fire suppression system and the sprinkler system by SFC Engineering because the building was one foot too high; so the pitch of the roof was dropped, enabling it to pass the inspection.

Mr. Day ascertained since the library was a municipal activity; the plans were not required to be recorded. The Board would need a final set of as-built plans when construction is completed.

Mr. Caron recapped the discussion noting that the library trustees would provide an addendum regarding the parking, and he would bring up the subject of the limited visibility at the end of the street with the Road Agent and the Selectmen in their meeting Monday night.

Fire Chief Mazur suggested update sheets could be provided while construction is going on, and a revised final plan provided at the end of construction. Mr. Day agreed.

Mr. Day opened the floor to public comment; there being none, he closed the floor. He noted that the minutes of the site plan hearing shall reflect the recommendations the Board made in the course of the proceedings, and the Trustees must decide how best to address them.

Mr. Day closed the public hearing.

Messers Pendell, Todd and Annino thanked the Board for their time.

CONTINUED BOARD BUSINESS

Septic Design Questions – Mr. Day turned the floor over to Mrs. Belcher. Mr. Donald had suggested she check the Kingston ordinance book he had to see what Kingston said about septic systems. She had done so and what she found was not helpful. She explained that although they had not discussed the situation, she had come up with two proposed solutions for the question of where to place the reference:

1. Change it in the ordinance and regulations everywhere there is a reference to the measurement; or
2. Define the provision in ZO Article II – DEFINITIONS and/or SD Regulations SECTION V - DEFINITIONS

She suggested the following choice for wording –“The point of measurement for all septic system setback boundaries should begin at: 1 - the end of the graded slope, or 2- from the bed chamber.” She did not have a preference where the measurement should begin.

The Board discussed where the measurement should start from, and **whether graded slopes are all the same**. It was ascertained **that** there were too many variables to measure from the slope, and decided the **measurement should be taken from** the edge of the leach field chamber. After Board discussion, it was determined that the best solution for consistency **throughout the ordinances and regulations** was to place **the reference** in the definitions.

ADJOURNMENT:

MOTION: Dr. Marston **MOVED** the Planning Board adjourn. Mrs. Belcher seconded, and the motion carried unanimously at 7:50 pm.

Respectfully submitted,

Barbara A. White
Recording Secretary

J. Roby Day
Chairman

Minutes approved August 16, 2007