

TOWN OF EAST KINGSTON, NH  
PLANNING BOARD MEETING MINUTES  
October 2, 1997

FILE

WORK SESSION

Members attending: Richard A. Smith Sr. - Chairman, Edward C. Johnson - Vice Chairman, James Roby Day, Jr.-Ex-officio, Catherine George, Alternate Robert Nigrello and Beverly Fillio.

Absent: Dr. Robert Marston.

Others attending: Sarah Campbell – RPC Circuit Rider.

Chairman Smith opened the October 2, 1997 Planning Board Work Session at 7:35 p.m. and designated Beverly Fillio to vote in the absence of Dr. Marston.

Capital Improvements Plan: The Board reviewed tables #7, 8 and 9 as presented by Sarah Campbell.

It was noted that table #7 showed the forecast of net assessed valuations and the tax rate per thousand. These numbers are based on past revenues. These numbers will determine what monies are available for CIP projects. It was also noted that the tax rate may need adjusting.

In reviewing table #8, the Board discussed projects submitted for CIP input. Table #8 does not include outstanding CIP input from the Historical Committee.

Mrs. Fillio stated that the Library Trustees are considering funding most of, if not all of the library extension via a separate drive. Little to no monies would need to be bonded, thus having little or no tax rate impact.

Table #9 lists the CIP projects, their schedule and annualized cost. The Total Cap. Expenses reflect each year's projected cost, which is what the planning board would recommend to the budget committee.

The board then discussed town-owned buildable land and at what percent of total capacity was being used. It was noted that the projected population growth plays an important role in implementing the proposed capital improvement projects.

The FLUAC's anticipated proposal to purchase the Kennerly property was discussed. Mr. Johnson stated that the purchase of the property is to secure it for future use. No immediate construction or development is expected.

Table #8 header Total Costs was renamed Total Tax Impact. The Total for this column was corrected to reflect the amount of \$148,885.00.

The Board then addressed each Capital Improvement Project listed in Table #9 as follows:

FIRE & RESCUE

- Ambulance - \$16,000 capital reserve fund already available. May not need the requested fund of \$40,000 for this project. It is realistic to expect that a used ambulance may be purchased for \$16,000 or less. Zero tax impact.
- Hose— could be placed in operations budget or submitted as a warrant article. Zero tax impact.
- Raise Fire Station Roof— the purchase of a new fire engine may require the roof be raised. The fire station is currently owned by the Fire Association. A complete new fire station may need to be built. Item tabled.
- New Fire Engine – option to bond or lease/purchase. Will be placed on the CIP schedule for year 5. It was recommended a capital reserve fund be established in the amount of \$15,000 beginning in 1998 to lead up to the lease/purchase in the year 2002.
- Upgrade Base Radio— Rockingham County is changing the radio system in the next 2 to 3 years. Frequencies are expected to change. This is a necessary improvement, which could be funded via a warrant article.

It was noted that the fire department is currently under new leadership. The fire department CIP info was submitted by the previous chief. The department's requests may have changed. Chairman Smith, also Assistant Fire Chief, will contact Fire Chief Mazur and will resubmit updated CIP input.

#### POLICE

- New Station – a new station cannot be addressed until new land(s) is acquired to accommodate the space necessary to construct it. This project is not recommended for the next 6 years.

#### ELEMENTARY SCHOOL

- 6 Room Addition – the current student population is 174. The EK School Board set the total capacity at 175 students. (25 students x 7 classrooms) Although the total number of students is under capacity, classroom space is over capacity. The need is for 9 classrooms. The school is proposing 6 regular classrooms and 2 kindergarten rooms.

\$100,000 capital reserve fund already reflected in table #9. The project cost including the \$100,000 is 282,925. Recommendation of \$30,000 per year beginning 1998.

#### ROAD AGENT

- 6-year reconstruction/paving schedule – paving and reconstruction has been funded by the operating budget in the past and it is recommended to continue. Should be addressed in Capital Expenses. 1992 – 1997 past road reconstruction/paving info is needed.

#### EMERGENCY MANAGEMENT

- Separate Communications Office – The EOC office must be separate from traffic areas. Too noisy and too confusing. Expected cost is \$12,500. Recommended for 1998.

#### FLUAC

- Purchase Property: Town Center – Total cost \$250,000. Recommended \$25,000 for 6 years beginning 1998.

#### CEMETERY

- Road Repairs Hillside Cemetery – after reviewing past expenses and the cemetery trust funds, it was recommended to place request in the operating budget.

#### RECREATION

- Purchase Property – It was recommended the purchase of property be postponed for 2 to 3 years. Start year #3 for 20,000 in Capital Reserve Fund.

It was noted that this request has a dual purpose for both recreation and school use.

#### CONSERVATION

- Aerial Photo/Map – more information was needed to determine the necessity of the request. Mr. Johnson will contact Larry Smith for further input.

#### LIBRARY

- Library Improvements/Building Addition – The library may seek funding elsewhere. Request tabled at this time.

#### HISTORICAL

- No input received.

Mrs. Campbell will update tables for further discussion at the October 16<sup>th</sup> meeting.

**September 18, 1997 Planning Board Meeting Minutes:**

**MOTION:** Mrs. George motioned to approve the September 18, 1997 planning board minutes as presented. Mrs. Fillio second. The motion passed 5-0.

**Home Occupation Ordinance:** Mrs. Fillio recommended the Board consider updating or eliminating the Home Occupation Ordinance. She stated that it was not a fair document. It needs to be strengthened or dismissed. It is her belief that its interpretation is used differently for different applicants.

She noted a specific area of weakness being the home occupation is supposed to be contained inside the premises. Fairness to neighbors in residential areas must be strictly adhered to. She stated that she was in favor of home occupations, but with restrictions.

Chairman Smith stated that there are too many home occupations established in town already. Getting voters to amend this ordinance may be difficult.

Mr. Day responded that there are holes in the ordinance. Once those holes are identified, he will support their revisions.

Mrs. Campbell agreed that the Board can work together to revise and make a stronger ordinance.

**Airstrips:** Mr. Nigrello stated that several towns have recently adopted an airstrip ordinance. Brentwood has had problems with their existing airstrips. Should the Board address such an article. Residents should be protected. (See article attached.)

Mrs. Campbell will present a model airstrip ordinance for Board to review.

**Glenn Tebo Case:** The Board expressed their pleasure in the recent decision by Judge Gray regarding Mr. Tebo's legal suits against the towns of East Kingston and Kingston. It was noted in the decision that planning boards from both towns were neither unlawful nor unreasonable in their decision to deny Mr. Tebo's subdivision request.

**MOTION:** Mr. Day motioned to adjourn. Mrs. Fillio second. The motion passed unanimously and this October 2, 1997 planning board work session ended at 9:35 p.m.

Respectfully submitted,

Catherine Belcher  
Secretary

Minutes completed and on file October 6, 1997.