

East Kingston Planning Board Meeting
Working Session Minutes
10 October 1996

FILE

MEMBERS ATTENDING: Richard Smith, Chairman; Cathy George; Edward Johnson; Madeline Marshall; Robert Nigrello; Beverly Fillio; Dr Robert Marston; Roby Day

OTHERS ATTENDING: Sarah Campbell, Circuit Rider; Larry Smith, Chairman, Conservation Committee

Chairman Smith called the meeting to order at 7:30 PM

DISCUSSION:

Mrs Fillio's muffins: Mrs Fillio's blueberry muffins were delicious. One member was heard to complain that his was squashed.

South Road subdivision: Mr Pica, the developer's engineer, has indicated that their surveyor does not want to change existing boundary markers from iron pins to concrete/granite posts. The concern appears to be adjacent lots' deeds which will have described the marker pins' location and description. It was noted there is nothing prohibiting placement of a granite/concrete marker a measured distance from some particular boundary point, and noting the point's bearing and distance from the off-set marker. Mrs Campbell indicated she will check with her sources as to whether there is a protocol amongst surveyors.

Secretary remuneration: The planning board secretary is budgeted by the selectmen, given the overlap in responsibilities within the selectmen's office.

Master Plan Existing Land Use chapter: Mrs Campbell presented a revised Existing Land Use chapter, and stated the table information shown on her last draft is of little use. She deleted it. Mrs Campbell asked members to read for comment and input. She feels the chapter is adequate as it is.

Mrs Campbell presented the latest iteration of the land use map for examination. It was noted the legend had not been changed to reflect map changes, and Mrs Campbell would like to consolidate some legend categories for simplification. The map itself is in color, but the map that will be in the Master Plan will be black and white, and further simplified. Discussion ensued as to how and where the full-sized map will be used. The Existing Land Use chapter and the map will be on the 17 October board meeting agenda.

Master Plan Wetlands material: The board deferred to Mr Larry Smith for recommendations regarding changes in policy where dealing with poorly and very poorly drained soils setbacks. Mr Smith indicated he would discuss the questions with the Conservation Commission.

Special Town Meeting: Discussion ensued of feedback from irate citizens who felt the September special town meeting for the commercial zoning ballot question pandered to special interests. The agenda for the 17 October board meeting will include time for citizens to come forth with their ideas and suggestions about this issue.

Home Occupation Permit (HOP) proposed ordinance change: Mrs Campbell offered verbiage that ought to clarify Article X Section 10.4. The article material on the town meeting ballot was muddled, and this present effort will not change the ordinance provisions.

Home Occupation Permit proposed ordinance change: Discussion ensued once again about HOP requirements in situations where there is no discernible impact on the neighborhood or environment. Mr Day disagreed with the board's general opinion that the selectmen had the authority to decide whether an individual needed a HOP. The present ordinance wording spells out specific parameters about occupations and business descriptions that would necessitate the selectmen contradict the ordinance to conclude a given enterprise did not impact the neighborhood. Mrs Campbell suggested inserting a statement in Article 10.6 that gives the selectmen that authority. Mrs Fillio was heard to say "Moving right along..."

Master Plan Community Services and Facilities chapter: Mrs Campbell spoke with Fire Chief Jim Davis and Mrs Carol Davis, Library Trustee, regarding the Fire Department and Library portions of the chapter. She noted she will have applicable material for the 17 October board meeting.

ADJOURNMENT: Dr Marston made a motion to adjourn, Mrs. Fillio seconded, and this public session of the East Kingston Planning Board working meeting adjourned at 8:55 PM.

Submitted:

Approved:

Roby Day, ex-officio

Richard A. Smith, Chairman

Cathy George

Edward Johnson

Robert Marston

Beverly Fillio

Madeline Marshall

Robert Nigrello