



**PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire**

2019-2020
Joshua Bath, *Chairman*
Tim Allen, *Vice Chairman*

MINUTES
Regular Meeting October 17, 2019
7:00 pm

AGENDA:

Board Business.

- **Continued Review** of proposed changes to the Single-Family Cluster Residential Development Ordinance (Article XI).
- **Continued Discussion** of zoning amendments surrounding commercial vehicles and commercial activities in a residential area.
- **Continued Discussion** regarding commercial vehicle parking requirements for Home Occupations.

CALL TO ORDER: This meeting of the East Kingston Planning Board was called to order at 7:00 pm by Vice Chairman Allen.

Members Present: Vice Chairman Tim Allen, Dr. Robert Marston, Bill Caswell, Scott Orleans.

Advisors Present: RPC Senior Planner Julie LaBranche and Assistant Building Inspector Tom Welch.

Vice Chairman Allen offered apologies from Chairman Bath for his absence this evening, due to work obligations, and appointed Mr. Orleans a voting member in Mr. Bath's absence.

Minutes: Mr. Allen asked for **MOTIONS** to approve the August and September Minutes.

Mr. Caswell **MOVED** to approve the August minutes as presented; second by Dr. Marston with a unanimous vote.

Mr. Orleans **MOVED** to approve the September minutes as presented; second by Dr. Marston with a unanimous vote.

Continued Discussion regarding commercial vehicle parking requirements for Home Occupations.

Mr. Allen began the discussion regarding commercial vehicle parking and activities. He crafted a definition for residential/agricultural and an introduction for the residential/agricultural district section of the ordinance. This definition and introduction would serve as a lever for the town to deter certain activities in residential areas. He asked the board to review and give input and suggestions.

The focus is to maintain a rural atmosphere, which is what the residents want for the town.

There was much discussion and suggestions for items to eliminate and recommendation to elaborate on the farming and livestock aspects, with a definition for farming.

Mr. Allen will rework the introduction and the board will review at the November meeting.

Continued Discussion of zoning amendments surrounding commercial vehicles and commercial activities in a residential area.

The board agreed there needs to be definition of what is allowed in the residential areas. They will elaborate on the types of vehicles allowed, vehicle weights and if certain vehicles would not be allowed in residential areas even under the umbrella of a home occupation. This information is included in the introduction Mr. Allen has presented, and will also be more defined in the home occupation section. The board recognizes the importance of defining light industrial activities, separate from commercial. Mr. Allen presented a list of types of business which would be allowed and/or excluded. This will be reviewed again at the next meeting.

Mr. Allen presented examples of allowed businesses in the commercial district. He asked if there was any exclusion for adult oriented businesses (only mentioned in the home occupation section); marijuana (not allowed in NH at this time); and hazardous/toxic materials (which is not listed in the ordinance per se but fireworks storage, manufacture and sales is excluded under home occupations). Hazardous materials are defined and listed in conditions for light industrial park businesses.

Continued Review of proposed changes to the Single-Family Cluster Residential Development Ordinance (Article XI).

Mr. Allen noted he and Mr. Bath had met with Ms. LaBranche, Circuit Rider Planner, and reviewed the existing Cluster Subdivision section of the ordinance. In light of discussion at the August planning board meeting, it was ascertained converting this type of subdivision to a true conservation subdivision based on the HNDES Innovative Land Use Planning Techniques Guide was perhaps too extreme a change so desirable elements from that model were transferred to a draft version of the existing Cluster Development ordinance for the board's review.

It has also been recommended that the name of the ordinance be changed from Cluster Residential Development to Conservation Subdivision Development in hopes of enticing developers to recognize the benefits of this type of subdivision. This would preserve rural land in the town from further development.

The board reviewed the proposed changes to the ordinance. Mr. Allen is working on the figures for the density bonuses and will send his findings to board members in an email for their review. There was much discussion regarding necessary upland for this type of subdivision. Ms. LaBranche will gather examples from surrounding towns for consideration.

Mr. Caswell asked if duplexes would be considered in a conservation subdivision; this is an item for further discussion.

Other

Ms. LaBranche informed the board of workshops on Drinking Water Protection on October 23, 28 and 29. Attendance is free but registration is requested.

Adjournment

Dr. Marston made a **MOTION** to adjourn; Mr. Caswell seconded, with a unanimous vote.

Mr. Allen closed the meeting at 9:05 pm.

The next Planning Board meeting will be on November 21st.

Respectfully submitted,

Barbara White

Planning Board Secretary

Tim Allen

Vice Chairman

Minutes approved November 21, 2019