

TOWN OF EAST KINGSTON, NH
PLANNING BOARD MEETING MINUTES
November 18, 1999

FILE

AGENDA

7:30 Richard Cook – Haverhill Road Site Plan Review Proposal – Discussion
7:45 Dennis Quintal – North Road Subdivision Proposal - Discussion
8:00 Pat Brown – Claypond Dev. Corp. Subdivision Proposal – Discussion
8:30 David Sabatini – 44 North Road Subdivision Proposal – Public Hearing

Members attending: Richard A. Smith Sr. - Chairman, John L. Filio – Ex-officio, Dr. Robert Marston, Beverly A. Filio and Alternates David G. Morse, Peter A. Riley and Robert Nigrello (7:08 PM).

Absent: Edward C. Johnson – Vice Chairman, Glenn P. Clark – Building Inspector.

Others attending: Sarah Campbell – RPC, J. Roby Day, Alan Mazur - EK Fire Chief, Dennis Quintal, Kent Shepherd – Deputy Building Inspector, Dan Bodwell, Alan Resnick, James Nupp, Richard Cook, Robert O’Shea, Pat Brown, Lucienne & Curtis Jacques, Melissa Fay, Everett & Shirley Cossar, David Sabatini, Christian Smith, PE, and other members of the public that did not address their concerns.

Chairman Smith called to order this November 18, 1999 public planning board meeting at 7:03 PM with the roll call. Noting the absence of member Ed Johnson, he designated Alternate David Morse to participate in any voting matters before the board.

November 4, 1999 Work Session Minutes: The Board reviewed the minutes and noted one typographical error.

MOTION: Mr. Morse motioned to approve the Planning Board’s November 4, 1999 work session minutes as corrected. Dr. Marston seconded. With no further discussion, the motion carried 5-0.

Alternate Member Robert Nigrello entered the meeting at this time (7:08 PM).

October 21, 1999 Minutes: The Board reviewed the October 21, 1999 Planning Board minutes.

MOTION: Mr. Filio motioned to approve the Planning Board’s October 21, 1999 minutes as presented. Mr. Morse seconded. With no further discussion, the motion carried 5-0.

Proposed Zoning Amendments: Mrs. Campbell presented a draft of the proposed 2000 zoning amendments. She reviewed each as follows:

1. Amend Article IV.I (page 9) to read as follows:

Pursuant to RSA 674:1,IV, Town officials and their agents, in the performance of their functions, may be authorized to enter upon any land and make such examinations and surveys as are reasonably necessary and place and maintain necessary monuments and marks and, in the event of consent for such entry is denied or not reasonably attainable, to obtain an administrative inspection warrant under RSA 595-B.

She explained that this language is very similar to the language quoted in the RSA’s except that this newly proposed language broadens the scope of the statute (“Town officials and their agents” proposed above; and “The planning board, and its members, officers, and employees...” exact language of the statute). This amendment is a housekeeping matter. She further stated that this change was originated by a request from the Board of Selectmen.

Members expressed their desire to keep the newly proposed language exactly the same as the statute, omitting the broadening verbiage. The amendment would read as follows:

Pursuant to RSA 674:1,IV, the planning board, and its members, officers, and employees, in the performance of their functions, may be authorized to enter upon any land and make such examinations and surveys as are reasonably necessary and place and maintain necessary monuments and marks and, in the event of consent for such entry is denied or not reasonably attainable, to obtain an administrative inspection warrant under RSA 595-B.

MOTION: Mrs. Fillio motioned to keep the language consistent with the language of the statute to avoid any future interpretation complications. Dr. Marston seconded. With no further discussion, the motion carried 5-0.

2. Amend Article IV.F.1 (page 8) to state the exemption currently given to agricultural signs by adding the following language:

Temporary signs for Agricultural/Farming purposes, as defined by RSA 21:34, shall be exempt from this size requirement.

Mrs. Campbell explained that because agricultural signs have been historically exempted from the sign provisions, the ordinance should reflect it. The State has recently issued a new and clearer definition of farms that can be referenced.

Mr. Fillio recommended that "as defined by RSA 21:34" be enclosed in parenthesis to make it clear to the reader that agricultural and farming purposes are defined in the RSA, not the temporary signs. The board agreed.

MOTION: Mrs. Fillio motioned to hold a public hearing on the two [above] proposed zoning amendments on December 16, 1999 at the Town Hall. Mr. Morse seconded. With no further discussion, the motion carried 5-0.

Proposed Subdivision/Site Plan Review Regulation Amendments: Mrs. Campbell then explained that new requirements for soils and wetlands data would be replacing the current HISS requirements in subdivision and site plan review regulations. She stated that in working collectively with Conservation Commission Chairman Larry Smith, the following amendments need to be made to East Kingston's Site Plan Review and Subdivision Regulations:

SUBDIVISION REGULATIONS: Replace HISS requirements (delete Subdivision Regulations Section VI.J) with new requirements for soils, wetlands and surface waters. Incorporate new definitions into the definitions section of the regulations. The rest of the model language will be put into a new section VII and then renumber subsequent sections.

SITE PLAN REVIEW REGULATIONS: Place a reference [to the new language in Subdivision Regulations] in a new Section J of the Submission Requirements so that the entire language does not have to be placed there.

Mrs. Campbell continued to explain that these proposed changes would not appear on the March Ballot as they are regulation changes that need only a public hearing.

MOTION: Mr. Morse motioned to hold a public hearing on December 16, 1999 for the above mentioned proposed amendments to the Site Plan Review and Subdivision Regulations. Mrs. Fillio seconded. With no further discussion, the motion carried 5-0.

Richard Cook – Haverhill Road Site Plan Review Discussion: Chairman Smith opened discussion with Richard Cook at 7:32 PM. Mr. Cook proposes to install a temporary manufactured office to the existing TRI-C Manufacturing building on Haverhill Road.

Mr. Cook explained that as a small business owner, he is proposing to add a temporary manufactured office alongside the existing building at TRI-C Manufacturing. He stated that he talked to Building Inspector Glenn Clark, who advised him to speak to the Board of Selectmen. The Board of Selectmen concerned with the temporary nature of the proposal, advised him to speak with the Planning Board.

He went on to say that the reason he needs the additional office space is because he has outgrown his business and with winter coming, it isn't reasonable to start major construction to the building at this time. He stated that he has made improvements with the septic system. A new system was built large enough to accommodate the largest size building for that property. The current 10' x 10' office will be converted to a work area for a new employee. He said that he is before the board to ask permission to install a temporary office. He is even willing to accept any restrictions set by the board.

Mr. Cook further stated that the temporary office would be leased, need only electric hook-up, and it would measure 28' x 8'. It would be used for no longer than 2 years – he may however, plan for construction next year. Right now is a bad time for construction. He reiterated that there would be no sewer or water hook-up only a 60-amp electric service. Access to the temporary office would be through the existing building – same as it is now. He just needs heat and lights for it.

At the direction of Fire Chief Alan Mazur, Mr. Cook stated that there would be proper fire exits from the temporary office and that the leasing company could modify the structure to the customer's needs.

Mr. Riley expressed his concerns with any claims of grandfathering if the Planning Board gives approval.

Mr. Cook stated that any construction to the building would require a full site plan review.

Mrs. Fillio then quoted Site Plan Review Regulations, Section I – Authority:

...All changes and expansions of use – including change of tenants – require written notification to the Planning Board (or its designee), who will determine whether the proposal shall be required to undergo the full Site Plan Review and public hearing processes. The Board shall have the authority to waive any of the requirements herein if justification is shown...

Mr. Morse added that the proposal should be noted that it is temporary, it should be in writing, and it should be renewed every 6 months.

Mr. Fillio stated that a letter indicating Mr. Cook's full intentions should be submitted to the Planning Board Chairman.

Mrs. Campbell further stated that the Board should clearly stipulate that the applicant needs to re-apply for a site plan review when the permanent building is proposed.

Mr. Cook responded that he would go through the full site plan review when the new construction time comes.

MOTION: Mr. Fillio motioned that upon the receipt of the required written notification from Richard Cook, based upon the temporary nature and time of the year that full construction could not take place, and upon the stipulations presented, the Board waive the full Site Plan Review process at this time and approve the installation of a temporary in an unadorned office. Dr. Marston seconded.

DISCUSSION: Members advised Mr. Cook that the letter of intent must include all the details of the proposal (i.e., layout, size, leasing company, etc.) and all of his (Cook's) intentions.

The motion carried 5-0.

Elderly Housing Ordinance: Mrs. Campbell would mail to each member a model elderly housing ordinance for discussion at the next meeting.

Dennis Quintal – North Road Subdivision Proposal Discussion: Chairman Smith opened discussion with Dennis Quintal at 7:48 PM. Mr. Quintal proposes a 3-lot subdivision of Bodwell property on North Road.

Mr. Quintal explained that a 3-lot subdivision on North Road would be forthcoming and that he was having an entrance/driveway issue with the proposal. When the Bodwell's originally subdivided the parcel, two driveways were State-approved and installed. The DOT only allows a total of three driveway permits per original subdivision, thus only one driveway permit is left and the Bodwell's propose to subdivide again. This new subdivision to three lots will only be given a single (the remaining) driveway permit from the State.

He went on to say that the Bodwell's have two options. The first would be to build a road or cul-de-sac off of 108 to access all three lots. The second would be to request a waiver from the Town's subdivision regulations and propose a common driveway with easements to service all three lots. He stated that the first option is not in the Town's best interest – this would require future Town maintenance and liability.

He continued to explain that building a cul-de-sac would require crossing wetlands. Should a common driveway be proposed, a single driveway would be constructed 250 feet (24-foot wide) to the first house, extend to 450 feet (at 16-foot wide) to a fork that would split and service the other two lots. This access would be established as a private driveway and be the responsibility of the homeowners.

Fire Chief Alan Mazur stated that he had no problem with the width and length of the driveway in regards to fire protection/suppression.

Board members stated that they would consider a waiver request but that this was only a conceptual discussion and recommendations and comments made by the Board are non-binding.

Pat Brown - Claypond Dev. Corp. Subdivision Proposal - Discussion: Chairman Smith opened discussion with Pat Brown at 8:06 PM. Ms. Brown requested time with the Board to discuss other development proposals for land located in East Kingston but accessed only through Kingston (off of Route 11).

Ms. Brown stated that at her last meeting before the Board (September 7, 1999 joint meeting with Kingston & East Kingston Planning Board), she proposed a very large subdivision. She stated that her plans have now changed and that she is now proposing an elderly housing community. This would consist of an access off Route 111 in Kingston, with six lots/home proposed in Kingston, and an elderly housing community development on the land in East Kingston. She said that her proposal is similar to a senior community in Hampstead (Granite Village). This community would be accessed by a private road, owned and maintained by herself and residents of the senior community would own their homes while she continued to own and maintain the land.

She further stated that the Town of Hampstead gets \$133,000 a year in property taxes, they have no responsibility to maintain the road, and they aren't adding anymore children to the school. All residents in the elderly community must be 55 or older. These are modular homes consisting of two bedrooms and two baths. She would propose walking areas, a clubhouse and possibly a swimming pool to the community residents. Although the project would still be accessed through Kingston, the road would be privately owned.

Board members stated that this would be the same situation as previously presented - East Kingston's emergency services and trash pick-up would be required to exit the Town of East Kingston - enter the Town of Kingston, then re-enter the Town of East Kingston to access the East Kingston homes. Members also questioned how restricting age limits (55 and older) could be done.

Ms. Brown replied that Granite Village did it and that she would do the same. This is only in its conceptual stage - details would be worked out. She stated that a cluster development would be designed on the 60-acre parcel with an approximation of ¼ acre per home. Again she stated that this was great revenue for the town.

When asked if the NHDOT was aware of this plan or if a new driveway permit was applied for, Ms. Brown replied no. She stated that she already has an approved access. She also stated that the Water Company would be removed and its water supply used for the newly proposed homes in East Kingston.

Members stated that although they would encourage elderly housing in town, but they would not consider scattered subdivision - accessing East Kingston homes via Kingston. They recommended that another access be developed.

Ms. Brown stated that she would investigate accessing the land via Brandywine Lane or another way and be back before the Board.

Work Session: The Board scheduled a work session to be held on Thursday, December 2, 1999 at 7:00 PM at the Town Offices. The agenda would include the Future Land Use Chapter of the Master Plan, discussion of an Elderly Housing Ordinance and other proposed zoning amendments.

Erickson Mylar: For the purposes of recording into the minutes, the Chairman signed the Erickson mylar - a plan of an approved 2-lot subdivision at 53 Haverhill Road. The plan would be recorded at the Registry of Deeds as soon as possible.

David Sabatini - 44 North Road Subdivision Public Hearing: Chairman Smith opened the public hearing at 7:33 PM for applicant David Sabatini who proposes a 7-lot subdivision at 44 North Road, MBL# 15-3-3. Representing Mr. Sabatini was Christian Smith, PE.

Christian Smith explained that Mr. Sabatini is proposing a 7-lot subdivision of 33 acres. He stated that he had spoken with Sarah Campbell earlier that day. He said that the proposal initially included a waiver request from fire suppression plans, however, after reaching an agreement with the East Kingston Fire Chief, he would like to rescind the waiver request. Once he found out that the existing dry hydrant has failed in the past, he and the Fire Chief agreed to have the water piped from a fire pond to the road (about 300 feet). This would keep within the 1200-ft fire suppression requirement and would also provide water to the homes across the street.

He then reviewed the plan noting the acreage of each of the seven lots. In his review he noted the meadow area, wooded area, wetlands, building areas, and leaching areas. He said that all the lots are frontage lots except for one back lot, which has a 117-ft. access where the regulations only provide for 40 ft. He stated that both Sarah Campbell and Larry Smith had suggested a cluster development, he (Smith) believes that this particular configuration gives an open space concept anyhow - the meadow would remain intact.

MOTION: Mrs. Fillio motioned to invoke jurisdiction on the plan to subdivide 33 acres into 7 lots located at 44 North Road, MBL# 15-03-03. Dr. Marston seconded. With no further discussion, the motion carried 5-0.

Board members questioned the viability of a 300-ft. water pipe for fire suppression purposes. Fire Chief Mazur stated that he was confident this design would work.

Mr. Smith stated that the fire pond would meet the fire pond provisions in the Subdivision Regulations and that the water pipe would be placed in an easement along with the fire pond itself.

Mr. Robert O'Shea of 17 Stumpfield Road questioned the benchmark for the boundary located between his property and the proposed property along Stumpfield Road.

Mr. Smith replied that an existing drill hole marks that boundary. He further stated that the plan provides for foundation measurements of about 28'x38'. At Board inquiry he stated that the plan has not yet received State Subdivision or NHDOT approval. He pointed out the 4K area on the lots with the existing house and noted that the barn also located on that lot would be removed or relocated.

Further questions focused on the driveways. Mr. Smith noted that the 400-ft. sight distance has been met for all driveways and that the existing horseshoe driveway on North Road would be abandoned and gated. NHDOT permits were applied for about three weeks ago.

David Sabatini stated that he expected to begin the construction on the new houses around March 2000 working on two homes at a time.

After conferring with other Board members, Chairman Smith stated that some members felt the bounds may not be correct. He said that two of the bounds appear to be in different places in comparison the plan when UNH subdivided the property in the 1980's. (1: concrete bound to be set located at the frontage corners of lots 15-3/12 and 15-3-2; and 2: iron pipe found on north side of lot 15-3-9). He then recommended the hearing be continued to next month to verify the bounds.

Mrs. Campbell stated that the test pits done on lot 15-3-12 are shown in the arm of the backlot while the house's proposed location is in the body of the backlot. She questioned if the test pit area shown on the plan would actually serve the house.

Mr. Smith replied that it could and that its location on the plan is just to show that the lot meets the requirement.

ABUTTER'S COMMENT

Everett Cossar of 67 North Road questioned if the existing pond on lots 15-3-8 and 15-3-12 would remain natural.

Mr. Smith stated that there are no plans to modify or touch this pond— this proposal does not disturb the wetlands at all. He stated that drainage calculations were submitted to the Town. Because the parcel is so big, there is no increase of run-off.

Mr. Curtis Jacquest asked what impact the other newly proposed wells would have on his own well water supply.

Mr. Smith responded that there is not much draw-down from a three-bedroom house and that if Mr. Jacques didn't run out of water this past summer, then he should have no concerns.

Mr. Jacques replied that he did, in fact, run out of water this summer. He asked who would be held responsible if after the six new wells were put in his own well went dry. He did say that he was impressed with the improvements made on the existing house.

Mr. Sabatini stated that he would drill at least 180 feet for the new wells. Of all the wells on his property, the only one that would have any effect on Mr. Jacques' well would be the one already in existence, servicing the house. The others are located further downhill from him.

Mr. O'Shea again questioned the drill holes indicated on the map regarding his boundary.

Mr. Smith stated that references from the land's deeds and abutters' deeds were used to establish that bound.

Mr. O'Shea said that he thought there was a distance of 50 feet from his existing barn to the property line – this plan shows about a 12-ft. distance.

At further inquiry, Mr. Smith stated that HISS mapping was done by NH Soils Consultant.

Mr. Quintal, speaking on behalf of the East Kingston Conservation Commission, stated that the Conservation Commission reviewed the plan and had no wetland or drainage issues with it. He then questioned the slope on the proposed driveway for the backlot 15-3-12.

Mr. Smith stated that the slope would not be more than 8% and that the proposed driveway measured 500 feet long.

Mr. Quintal stated that the driveway could be difficult in the winter, especially since it faced the north side of the hill and would not receive much sun in the winter to thaw snow or ice build up. That could be a concern for the fire department or any emergency vehicle having to access the home.

Mr. Riley stated that he lives across the street from the proposal and that the road is difficult in the wintertime – he can't imagine having three other driveways to maneuver.

Mr. Smith replied that there are only two driveways between Mr. Riley's home and the pond.

Mr. James Nupp of 35 North Road asked how many of these leach fields would require pumping uphill.

Mr. Smith stated that only the backlot parcel would need to pump uphill and that that would be addressed at the time of the occupancy permit.

Alan Resnick of 34 North Road asked if the test pits done on the lots would support a home larger than the three-bedroom homes proposed.

Mr. Smith replied that the test pits were conducted with three-bedroom homes in mind, but a four-bedroom system could be built if it were re-applied for. The 4K areas are more than adequate to support a new leach field if an old leach field fails.

Mrs. Fillo stated that in her opinion, it would be nice the backlot parcel go away – it's not a very good design.

At further inquiry, Mr. Sabatini stated that he plans to construct 2,200 square foot colonial homes like the ones he is building on Stumpfield Road in Kensington.

Mrs. Fillo's motion to continue the hearing until next month failed for lack of a second.

Regarding the boundary issue, Mr. Smith stated that the certification of the licensed land surveyor says the survey is okay, however, no concrete bounds have been set yet.

Dr. Marston stated that the bound at Bodwell's field indicating a found iron pipe is wrong. That pipe is a ground pipe he installed for his electric fence.

Mr. Smith noted that the turn-around for the dry hydrant would measure 12'x30' and would be on the right-hand side of the road, allowing for 500-600 feet of sight distance.

Items needing to be addressed prior to future consideration of this subdivision proposal are:

1. State subdivision approval is needed;
2. NHDOT driveway approval is needed;
3. Test pit location in lot 15-3-12 is not in a satisfactory position;
4. Boundary issues need to be resolved; and
5. Stipulation that the fire pond needs to be built prior to home occupancy must be made.

MOTION: Mrs. Fillio motioned to continue this public hearing for David Sabatini's subdivision proposal for 44 North Road, MBL# 15-3-3, until December 16, 1999 at 8:00 PM at the Town Hall. Dr. Marston seconded. With no further discussion, the motion carried 5-0.

With no further business before the board,

MOTION: Dr. Marston motioned to adjourn. Mr. Fillio seconded. With no further discussion, the motion carried 5-0 and this November 18, 1999 public planning board meeting ended at 9:28 PM.

Respectfully submitted,



Catherine Belcher,

Secretary

Minutes completed and on file November 19, 1999.

Minutes approved on 12/10/99.

**TOWN OF EAST KINGSTON, NH
PLANNING BOARD MEETING MINUTES
November 4, 1999**

FILE

WORK SESSION

Members attending: Richard A. Smith Sr. - Chairman, Edward C. Johnson – Vice Chairman, John L. Fillio - Ex-officio, Dr. Robert Marston and Alternates Peter Riley and David Morse.

Absent: Alternates Beverly Fillio and Robert Nigrello.

Others attending: Sarah Campbell – RPC and Lawrence K. Smith – EK Conservation Commission Chairman.

Chairman Smith opened this November 4, 1999 Planning Board Work Session at 7:14 p.m. with the roll call. He then designated Alternate Peter Riley to vote in any matters before the board.

Future Land Use Chapter: The Board held extensive discussion on the direction of the Future Land Use Chapter of the Master Plan. It was agreed that although more non-residential uses were needed in town to balance the tax base, the local legislative body has indicated that they would not endorse additional non-residential zoning. The Board reviewed the Future Land Use Map noting areas recommended for future protection and/or acquisition, land already developed and land already protected. It was also noted that most of the taxable utility revenues go to the State now (i.e. powerlines, gaslines).

Mr. Riley stated that the most logical area for light industrial and/or commercial development is along Route 107 from Carmen's to Route 125. He then asked if the town could recommend to the State, via the ballot process, that the State do something specific to address the taxing issue (i.e. sales tax). It appears residents are willing to pay higher property taxes in lieu of more commercial/light industrial development.

Members then suggested that less commercially impacted development be considered. Instead of manufacturing type businesses corporate headquarters and office parks could be promoted. Elderly housing zoning was another suggestion.

Mrs. Campbell stated that even though the voters don't want additional commercial or light industrial zoning, the Planning Board could still propose [in the Future Land Use Chapter] that more of this type of development is needed to balance the tax base. Elderly zoning and office park zoning could be established, however, requirements for these types of zoning must first be addressed in the Site Plan Review Regulations.

Members then discussed the possible areas that could be rezoned for office park and elderly zoning districts. It was noted that the development of an office park would avoid large trucking traffic and might have a chance before the voters. It was also noted that in the past when the Planning Board recommended commercial strips for zoning the town voted them down; but individual commercial lots were accepted.

The Board resumed discussion on possible locations for additional non-residential zoning. Mr. Fillio stated that it was practical to establish more commercial/light industrial districts along the main roads [Routes 107 and 108] and not along the side roads.

Mr. Riley suggested that if residential zones about these proposed new zoning areas, an assistance program could be established to make up for depreciated property values.

Considered non-residential uses include the following: light industrial, industrial, office parks, and elderly housing. It was noted that less obtrusive types of zoning are preferred – possibly an office park on the outskirts of town with an access directed out of town or a 100-unit senior citizens development with specific guidelines for elderly residents only. Members realizing that a 100-unit senior complex could not be developed under the current Growth Control Ordinance (GCO), stated that the GCO could be amended to include provisions to exempt this type of construction from the building permit restrictions if it could be proven that no impact to the schools would be made, and impact fees be earmarked specifically for the police and fire departments. Regarding the fire department concerns, it was noted that a development like a senior citizens complex should be sprinkled.

Options before the Board:

1. Light industrial Ordinance – refine the uses allowed; tighten the standards.
2. Elderly Zoning – write ordinance and place in the March 2000 ballot.

3. Growth Control Ordinance – amend to exempt elderly development with specific requirements.
4. Impact fees – include new requirement for elderly zoning.

It was noted that many meetings must be held and a lot of work must be done to execute the above options. Members were asked to consider which options were most important at this time. Mrs. Campbell stated that the Rockingham Planning Commission was currently drafting an elderly housing ordinance with requirements that tenants or owners must be a certain age and that she could present that model ordinance for board consideration.

It was agreed that open space pays; non-residential uses pay; and residential uses cost the town. In addition to the office parks and elderly housing zoning, members suggested that a retail district also be considered. Although retail falls under the provisions of commercial, this specific type of commercial use that may be more palatable to the voters. Retail is a good tax base for East Kingston.

Mrs. Campbell will draft the necessary documents to proceed with the suggestions made regarding expansion of East Kingston's non-residential uses.

Airstrips: It was stated that the original reason the Board was considering regulating airstrips was because of some difficulty the Town of Brentwood had in the past with a private landing area. Members agreed that although they were aware of two private airstrips in town, regulating them was not an issue. They recommended this item be removed from the "backburner" list.

Temporary Signs: The issue of regulating temporary signs was first discussed because they (temporary signs) were not covered under the sign provisions in the Zoning Ordinance or Site Plan Review Regulations. It was also noted that the majority of temporary signs used in town were associated with an agricultural use. Members discussed the new farm definition adopted by the State in September 1999 and what impact it would have on the town's ability to enforce it. They also reviewed the permitted sign measurements for residential and commercial uses. It was noted that temporary agricultural signs have been exempted from the sign provisions right along and that this exemption should be stated in the ordinance. Mrs. Campbell will draft the amendment.

Temporary Manufactured Housing: Members discussed the Selectmen's request to amend the Temporary Manufactured Housing Ordinance to include provisions for the construction of a stick-built home while another stick-built home is allowed to remain on the premises. Right now the ordinance allows a temporary manufactured house to remain on the premises during the construction of another dwelling with provisions to put up a security bond to assure that the designated temporary building be removed once the new construction is completed. Members stated that the current ordinance could be interpreted to accommodate the Selectmen's request and further agreed to remove this issue from the "backburner" list.

Drinking Water Resources Map and Protection Opportunities: Mr. Lawrence Smith, Conservation Commission Chairman stated that information had been received from DES regarding drinking water resources and protection. DES requested that towns review and verify the information provided. He stated that he and Don Clark, Selectmen's Assistant have reviewed the information and the map and made corrections. The whole purpose of this is to encourage communities to protect their water supplies via conservation easements, etc. and that the State would provide funds next year to do so.

Requirements for Soils and Wetlands Data in Subdivision: Mr. Smith also reported that the State adopted new wetland data rules that need to be changed in the Town's ordinance. He stated that he would provide Mrs. Campbell with the specific changes to be presented on the March 2000 ballot.

Kevin Murphy Home Occupation: At the inquiry of Chairman Smith, Mr. Fillio informed the Board that home occupation applicant Kevin Murphy has withdrawn his application to expand a silk screening business to include truck lettering. The permit for the silk screening business would be renewed but the truck-lettering portion would not be done on the premises, thus no permit would be required. It was noted that Mr. Murphy was hoping his application fees would be refunded. Members agreed that since the application had already been processed and town costs already accrued, a refund would be out of the question.

Since the designated time for Mr. Murphy's public hearing was now open (11/18/99– 7:30 p.m.), discussion with Richard Cook was scheduled in its place. Mr. Cook would like to speak to the Board about placing a temporary manufactured office at Tri-C Manufacturing, (located in a commercial zone).

Colanton Update: It was noted that neither the towns of Kingston or East Kingston have received a new Site Plan Review application, but that the Rockingham County Conservation District has been employed by the Town of Kingston to review the new plans. A meeting with Jim Levelle, LLS has been scheduled.

Other Zoning Changes: Housekeeping changes for the March 2000 ballot along with a possible elderly housing ordinance will be drafted for discussion in November with public hearings scheduled in December.

RPC Zoning Ordinance Amendment Calendar: Chairman Smith noted that he had received a zoning amendment calendar from the RPC and that copies will be made and distributed to each Planning Board member.

School Bus v. ADMAT: Mr. Morse questioned if the serious allegations of two almost collisions of an East Kingston school bus and trucks from ADMAT Enterprises have been addressed. He stated that the Police Chief should be made aware of this.

Mr. Fillio stated that the Board of Selectmen are handling this matter.

MOTION: Dr. Marston motioned to adjourn. Mr. Johnson second. The motion passed 5-0 and this November 4, 1999 Planning Board Work Session ended at 9:27 p.m.

Respectfully submitted,

Catherine Belcher
Secretary

Minutes completed and on file November 8, 1999.

Approved: _____

11/18/99