

TOWN OF EAST KINGSTON, NH
PLANNING BOARD MINUTES

November 21, 1996

FILE

AGENDA

- 7:30 Community Services & Facilities Chapter - Discussion
8:00 Donald Kemp - Public Hearing - Subdivision 150 Willow Road
8:30 Marie Cappello - Rockingham County Economic Development Corp. - Discussion

Planning Board Members Present: Richard A. Smith - Chairman, J. Roby Day - Ex-officio, Ed Johnson, Dr. Robert Marston, Catherine George, Alternates Robert Nigrello and Madeline Marshall.

Absent Members: Alternate Beverly Fillio

Others Attending: Glenn Clark - Building Inspector, Lawrence Smith - EK Conservation Commission Chairman, and Sarah Campbell - RPC Circuit Rider.

Chairman Smith opened this November 21st public planning board meeting at 7:36 p.m. with the roll call.

Master Plan - Community Services & Facilities Chapter: Mrs. Campbell informed the board that she is currently waiting for department head input from the following departments in order to complete this chapter: Cemetery, Fire, Emergency Management, Recycling and Recreation.

Mr. Day suggested (due to of the lack of response from the department heads) that the selectmen's office intervene in getting the this information from the departments via the budget process.

Mrs. Campbell also stated that on the completion of this chapter, she would like to begin writing (with the board) the Capitol Improvements Program.

The board discussed the Targeted Block Grant that would assist in funding this project. It was noted that the planning board has \$5,000 in the Master Plan budget.

Mrs. Campbell reviewed the CIP process and stated that the contract for the TBG needs to be signed. \$1500 must be submitted at the time of the signing with the remaining \$1500 due by December 31, 1996.

This discussion would be continued later during this meeting.

Donald Kemp - Public Hearing - Subdivision: Chairman Smith opened the public hearing for Donald Kemp, a proposed two lot subdivision of property located at 150 Willow Road, MBL# 7-3-2 at 8:00 p.m.

Mr. Kemp explained that he would like to subdivide this property for his son who was getting married. He stated that the newly created parcel would be 5.44 acres with 209 ft. of frontage.

Mr. Kemp produced three maps for the board's review. It was noted that each map was surveyed by a different land surveyor.

The board reviewed the maps and noted that on no single map did all necessary information be presented. The board requested that a plat be submitted showing the complete parcel located in East Kingston to include: all frontage, acreage and soils data.

MOTION: Mrs. George motioned to accept jurisdiction on the subdivision of 17.8 acres into two parcels located at 150 Willow Road, MBL# 7-3-2 and to continue this public hearing on December 19, 1996 at 8:00 p.m. at which time the required information of the existing lot within the East Kingston boundary, and soils data within the subdivision can be shown. Mr. Day second. The motion passed unanimously. (5-0)

Marie Cappello - Rockingham County Economic Development Corporation - Discussion: Chairman Smith opened the discussion with Marie Cappello at 8:30 p.m.

Ms. Cappello began by explaining RCEDC's history as an offshoot of a RPC volunteer organization to promote economic development in New Hampshire.

RCEDC's missions are:

1. Assist businesses to expand and relocate by offering alternative financing via state and federal options.
2. Establish a data base for potential land uses of these expansions.
3. Act as a conduit between local boards and development.

She gave an example of RCEDC's projects of CPM Associates in Brentwood, (see attached). She also stated that although no business would be turned away from the RCEDC's assistance, manufacturing business are a priority.

Ms. Cappello further explained that RCEDC is a registered non-profit organization.

The board informed Ms. Cappello of the existing 35 acre industrial/residential property located on Haven Hill Road. They noted that the board is clearly interested in promoting it's development.

Ms. Cappello requested that an information packet of this industrial zone be forwarded to her for her data base.

October 10, 1996 Work Session Minutes:

MOTION: Mrs. George motioned to accept the October 10, 1996 work session minutes as prepared. Dr. Marston second. The motion passed unanimously. (5-0)

October 17, 1996 Planning Board Minutes: The board review the 10/17/96 minutes. Mr. Larry Smith noted two correction.

MOTION: Mrs. George motioned to accept the October 17, 1996 planning board minutes as corrected. Dr. Marston second. The motion passed unanimously. (5-0)

At this time the board continued the discussion of the 1996 Targeted Block Grant/CIP, including the review of the 1996 appropriated budget.

MOTION: Mrs. George motioned that the board approve and the Chairman sign the RPC contract to match grant \$3000 for the writing of the Capital Improvements Program. Mr. Johnson second. The motion passed unanimously. (5-0)

For the purpose of recording into the minutes, Chairman Smith signed the RPC contract.

Proposed Zoning Amendments: Two home occupation amendments (one clarification, one re: no impact) are completed to be placed on the March ballot.

Mr. Smith stated that he has made amendments to the wetland ordinance. He noted updated definitions and updated soils references.

Subdivision Regulations regarding HISS: added sentence *100 ft beyond exterior boundary...*

The Controlled Growth Ordinance goal is to hold public hearing on January 16, 1997. The board would discuss details at the December work session.

MOTION: Mr. Day motioned to post a public hearing notice for the December 19, 1996 meeting at 8:30 p.m., to place on the March ballot, the Wetlands and two Home Occupations amendments: Article X Section 4, Article X Section 6 and Article VIII (as re-written by Larry Smith) and the Existing Land Use chapter of the Master Plan. Mr. Johnson second. The motion passed unanimously. (5-0)

December Work Session: The December work session will be held on December 12, 1996 at 7:00 p.m. at the Town Offices. The agenda will include the Growth Control Ordinance and the Community Services & Facilities Chapter. Because of the Holiday Concert held at the Elementary School, this meeting may be rescheduled to December 5, 1996.

Dolan Subdivision mylar: The board reviewed the mylar submitted by RJ Pica Engineering Inc. and noted that it reflected all conditions as being met. The board agreed that the building inspector would verify the field conditions (pipe sheath over boundary pins) prior to signature.

MOTION: Dr. Marston motioned to adjourn. Mrs. George second. The motion passed unanimously, (5-0) and this November 21, 1996 planning board meeting ended at 9:51 p.m.

Respectfully submitted,

Catherine Belcher
Secretary

Minutes completed on file November 22, 1996