

TOWN OF EAST KINGSTON, NH
PLANNING BOARD MEETING MINUTES
December 2, 1999

FILE

WORK SESSION

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

Absent: Dr. Robert Marston, Beverly Fillio and Alternate Robert Nigrello.

Others attending: Sarah Campbell – RPC.

Chairman Smith opened this December 2, 1999 Planning Board Work Session at 7:05 p.m.

Elderly Housing Ordinance: The Board spent extensive time discussing the drafting and adoption of an elderly housing ordinance in time for the March 2000 ballot. Members reviewed draft ordinances from Hampton Falls and North Hampton. Mrs. Campbell was given the advice to look into invoking covenants for age restricted housing instead of an elderly housing ordinance. Members discussed including density bonuses for elderly housing development as well. It was the consensus of the Board that preserving as much open space as possible was vital to preserving East Kingston's character.

Discussion moved onto to whether or not to include provisions in an elderly housing ordinance for private road development, thus keeping maintenance and road liability to the property owners. Talk on sidewalks also transpired. Members felt that a senior citizens development should have sidewalks and that sidewalk ownership should be that of the development and not the town. The Board reviewed the zoning amendments calendar and determined that it was possible to get an ordinance drafted and ready for ballot.

Wetlands Soils Data: Mrs. Campbell distributed the actual language that will be considered for adoption at the December 16th meeting. Members expressed the need for guidance from the Conservation Commission Chairman when applying the new language to subdivision and site plan review proposals.

Future Land Use Chapter: The direction of the Future Land Use Chapter is expected to include the encouragement of other light impact non-residential zoning. Residents have made it clear that they would not support another commercial or light industrial district. More information will be forthcoming.

Information for Town Report: A draft of the Planning Board's annual report was distributed and other ideas for input were solicited. Members felt that this would be a good forum to warn the town up to other non-residential zones, however, its wording would need careful consideration as not to raise alarm on the topic. Notions about how open space and non-residential uses pay should also be included. Information on how to keep property taxes down could include specific non-residential uses (e.g. office parks and retail zones). Service, manufacturing, and warehousing uses would not be proposed. A heads-up about elderly housing could also be incorporated into the town report. The secretary will present a draft for Board consideration at the next meeting.

Clint Fernald: The Board acknowledged a wetlands application for a pond to be constructed off of South Road to serve as a watering hole for livestock, specifically sheep.

Bodwell Subdivision: The Board reviewed the topography map submitted by Dennis Quintal regarding the upcoming subdivision proposal of Dan and Joyce Bodwell. Members analyzed the construction of the proposed 3-way common driveway and questioned whether or not they would grant a waiver from the single driveway provisions. They even questioned whether or not there was sufficient justification for restricting developments to single driveway usage. They reviewed fire suppression plans and noted the flood zone.

Sabatini Subdivision: Members then reviewed the Sabatini subdivision proposal and noted that contact has been made with the NHDOT who states that two of the three driveways proposed do not meet adequate sight distance regulations. Discussion about a possible deceleration lane to address safety issues on the hill transpired. It was also noted that a fire apparatus turn-around would require a permit from the State and that it would need to be applied for by the Town as the property owner has used up his three accesses.

Members then reviewed a 1988 UNH map of the property to verify bounds. It was noted that the test pit data for the backlot was not satisfactory. The information provided was useless to the proposal of the house's location.

Concerns about the Town's own road specifications were discussed. Road specs should include proper sight distance, comparable to the State's, and provisions that would give the Planning Board discretion on safety features and concerns.

With no further business,

MOTION: Mr. Filio motioned to adjourn. Mr. Morse second. The motion passed 5-0 and this December 2, 1999 Planning Board Work Session ended at 9:46 p.m.

Catherine Belcher
Secretary

Minutes completed and on file December 3, 1999.

Approved: 12/16/99