

TOWN OF EAST KINGSTON, NH  
PLANNING BOARD MINUTES  
WORK SESSION  
December 5, 1996

FILE

AGENDA

Interim Controlled Growth Ordinance  
Capital Improvement Program  
Master Plan

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

**Members Absent:** Dr. Robert Marston and Alternate Beverly Fillio.

Chairman Smith called to order this December 5, 1996 work session at 7:10 p.m. and designated Alternate Madeline Marshall to vote in the absence of Dr. Robert Marston.

**Interim Controlled Growth Ordinance:** The board reviewed a memo from RPC Circuit Rider Sarah Campbell dated March 21, 1996 (see attached). Also reviewed was the 12/5/96 Draft of the Interim Controlled Growth Ordinance. The board noted a 2.5% increase of population in East Kingston although abutting towns experienced only a 0.3% increase.

Discussion of the elementary schools population and future space problems entailed. Growth projection figures were researched utilizing the Housing chapter of the Master Plan. Questions of actual building permits issued and the number of current outstanding building permits were raised.

**MOTION:** Mr. Day motioned to post the necessary legal notices and to hold a public hearing on January 2, 1997 for the proposed Interim Growth Control Ordinance in accordance with RSA 674:23. Mrs. Marshall second. The motion passed unanimously. (5-0)

It was noted that a second public hearing would be held on January 16, 1997 to address any amendments.

**Capital Improvement Program:** Discussion of the present planning board budget/expenditures resulted in Chairman Smith's order that the recording secretary forward the approved and signed CIP contract to the Rockingham Planning Commission. The current budget as of 12/5/96 is as follows:

	Budgeted	Actual
Circuit Rider	\$3200	\$3941
Master Plan	\$5000	\$ 0
Miscellaneous	\$ 100	\$ 151

The board then reviewed CIP seminar/workshop information submitted by Mr. Day at the 11/21/96 meeting.

**Model Stormwater Management and Erosion Control Regulation Workshop:** Chairman Smith noted a MSM&ECR workshop to be held Monday, December 16, 1996 from 5:00 to 7:45 p.m. in the cafeteria of the Strafford County Justice and Administrative Building on County Farm Road in Dover. Pre-registration at 749-3037.

**Master Plan:** The following Master Plan chapters that have been duly recorded with the Town Clerk are:

- Community Profiles
- Housing
- Transportation
- Schools (portion of Community Services & Facilities chapter)

Mr. Day informed the board that the selectmen recently generated a letter to all department heads who have not yet submitted their input for the Community Services & Facilities chapter. This letter requested response from department heads no later than 12/13/96.

Master Plan chapters not yet completed:

Community Goals (must be written by PB members without assistance from RPC).  
History  
Existing Land Use (almost complete)  
Historic Resources  
Future Land Use  
CIP

**Natural Gas Pipeline:** Mr. Day informed the board that FERC has been asked to look at alternative sites for a liquefied petroleum tank. This tank was originally proposed in Wells, Maine. The town of Wells argued and set such restrictions (building height) that alternative sites needed to be investigated.

He continued to explain that two sites are being considered in East Kingston. A three hundred acre parcel is needed to accommodate this project, (twenty-three acres for site with remaining acreage as buffer). Backland off of Main Street is one site currently being considered. This proposed project site would require a right-of-way off Main Street as well as easement proposals for four separate property owners. No confirmation has been made as many NH sites are being considered.

Mr. Day stated that a public hearing for the Maritimes Proposed Pipeline Project will be held on Wednesday, December 18, 1996 at the Exeter Area Junior High School.

**Temporary Manufactured Housing:** Mr. Day informed the board of a recent ZBA hearing in which an applicant proposed to install temporary manufactured housing on a parcel in which a new dwelling would be constructed. He stated that the argument the applicant's attorney used was the use of the word "etc." in Article IV:I of the East Kingston Zoning Ordinance.

Mr. Day expressed his concern about such vague terms being used in the ordinance, thus allowing for future misinterpretations. He noted his interpretation of "etc." in the spirit of this ordinance means "act of God" or "Natural Disaster".

The board reviewed Article IV:I and agreed with Mr. Day.

**MOTION:** Mr. Day motioned to amend Article IV:I of the East Kingston Zoning Ordinance to read as follows:

**Temporary Manufactured Housing:** In the event of an emergency (fire, flood, earthquake, natural disaster), when a dwelling cannot be safely occupied...

and to hold a public hearing for such amendment on January 2, 1997 in accordance with RSA 675:3. Mr. Johnson second. The motion passed unanimously. (5-0)

**MOTION:** Mr. Johnson motioned to adjourn. Mrs. George second. The motion passed unanimously and this December 5, 1996 planning board work session ended at 8:45 p.m.

Respectfully submitted,

Catherine Belcher  
Secretary

Minutes completed and on file December 6, 1996.