



**PLANNING BOARD  
TOWN OF EAST KINGSTON  
NEW HAMPSHIRE**

*2005, 2006  
James Roby Day, Jr., Chairman  
Richard A. Smith, Sr., Vice Chairman*

**MINUTES  
(Work Session December 8, 2005)**

**CALL TO ORDER:** Chairman Day called the work session of the East Kingston Planning Board to order at 7:05PM.

**ROLL CALL:** Ms. Helen Lonek called the roll.

Members present –Mrs. CE Belcher, Chairman JR Day, Vice Chairman RA Smith, Sr., Mr. R Morales, ex-officio, Dr. RA Marston, DVM  
Alternate members present – None

**BOARD BUSINESS:**

**John Burton.** Mr. Day stated that Mr. Burton called him after the last meeting, apologized for not attending and tendered his resignation. He is going to graduate school full time for his teaching certificate.

**Alternate Board Members.** Mr. Day stated there is only one alternate. He asked for names of possible replacements. He added that he would include this need in the town report. It was suggested that it also be included on the website as there is a Planning Board section.

**Bowley Real Estate LLC.** Mr. Day stated that he and John Daly are working closely to make sure all the bonding and deeds are correct. In regard to monumentation, Mr. Donald has stated that it is not a good idea to stick the monumentation for the roadside until the road is in because they would get knocked down. Mr. Garrepy asked if he could wait until it was frozen in the back before he drove the pins in for the back markers. Mr. Day stated that they are not supposed to use pins. Mrs. Belcher stated they were supposed to be 4"X4"X4' concrete or granite bounds as stated in the regulations.

**December 15 Agenda.**

- Beattie site plan review
- Brentwood Commons site plan review
- Article XVI change proposal

**Handicapped dependents in Elderly Housing.** Mr. Day stated that he received a call from a woman from Plaistow wanting to know if the Board would allow her and her husband (both in their 60's) to include in the household in Maplevale a 37-year-old Downs Syndrome daughter. He stated that he told her that the ordinance prohibits it. Mrs. Belcher stated that last year the townspeople voted against allowing anyone under 55 to occupy the residences. Mr. Day stated that he advised the woman to go to the Zoning Board if she wanted to pursue the matter. Mrs. Belcher stated that the woman has to be denied by the Building Inspector or the Planning Board before going to the Zoning Board.

Mr. Day stated that the Board has discussed a zoning ordinance change recommendation for the General Provisions article that would clarify the connection between the Master Plan and the ordinance and regulations, specifically the question of slopes. It was agreed that Mr. Day would come up with language for this.

**MOTION:** Mr. Morales **MOVED** that the Board accept the minutes of the October 20, 2005 meeting as amended. Mrs. Belcher seconded and the motion carried unanimously.

**MOTION:** Mr. Morales **MOVED** that the Board accept the minutes of the November 10, 2005 work session as amended. Mr. Smith seconded and the motion carried unanimously.

It was agreed that Mr. Day would work on the fee changes in zoning ordinances and regulations and language to clarify the definitions of "structures" and "buildings". Mrs. Belcher suggested getting the fee schedules from the surrounding towns for comparison.

Mr. Morales stated that the Board of Selectmen have discussed at length the Home Occupation fee and they agreed that the fee of \$25 was ridiculously low. Discussion ensued involving some kind of fee structure that is tied to the size of the home occupation. Mr. Day stated that he is not against raising fees, but the fees are to cover administrative costs.

Discussion ensued involving commercial types of businesses and home occupations. Mr. Morales stated that if a section of the town was zoned commercial, there may be some room to tax the business commercially. He added that there was a lot of feedback at the visioning sessions that a commercial district would be welcomed to help the tax base.

**Master Plan Visioning and Board of Selectmen request for new commercial zoning area.**

The Board of Selectmen, in a memo, asked the Planning Board to consider a warrant article for Town Meeting 2006 to change several Map, Block & Lots from residential to commercial to include properties like Monahan's, Carmen's and 10 North Road, both sides of the road, to commercially zoned properties. After receiving this request, Mr. Day inspected the area and found there are at least two or maybe three houses that pre-date the Revolution. He stated that there are sizeable open space eligible parcels of land. These could conceivably be subdivided to build houses. The first and foremost desired condition in the visioning sessions proved to be that the townspeople like the open space and rural atmosphere and they want to keep it that way. He stated that if that area was to go commercial, it would damage the feel of the area. Mrs. Belcher stated she is agreeable to turning the intersection into commercial, but limiting how far down to go past 10 North Road. Discussion ensued regarding how far past the intersection a commercial zone would include.

Mr. Day stated that the town has the potential for a village area by the railroad and Jewett's. There are houses that are on substandard lots, but it has the feel of a village. He added that the commercial zone stops on the south side of Main Street. A village zone would allow for multiple uses including residential and commercial. Mr. Day stated that he would not want to make the area on North Road a commercial district; he would prefer having a village concept. Mrs. Belcher agreed that the town already has a village area and it should be encouraged. Mr. Morales stated it should be strictly commercial business entities and not to include light industrial. He added that the town needs ways to stabilize the tax base.

Mr. Day stated that another dimension of the village concept approach to zoning is reduced lot size, which could also address the affordable housing issue. Discussion ensued as to how big an area should be designated as a village area where multiple family housing would be allowed.

Mr. Day asked the Board what they wanted to do with the Selectmen's request, to which Mr. Smith stated the Board should turn it down and Mrs. Belcher agreed. Mrs. Belcher suggested offering them an alternative area to be designated commercial in the form of the village concept.

Mr. Day explained the history of the commercial zone on North Road stating that the concept was presented at Town Meeting in 1996 from Monahan's corner on both sides up to Sanborn Road. After it passed, there was an outcry from the locals in the area and they put sufficient pressure on the Selectmen that they went to a special town meeting and it was resoundingly defeated. The issues were that the people did not want to destroy the rural, agricultural environment. Mrs. Belcher stated that she thought it would be poor judgment to ask the people to vote for a commercial district in that area again. Mr. Day stated he would prefer suggesting the village concept approach with multiple use allowed and lot sizes driven by soil type, commercial, residential, multi-housing. He added that it would be defined as a very specific area.

**Adjournment**

**MOTION:** Dr. Marston **MOVED** that the Board adjourn. Mr. Morales seconded and the motion carried unanimously at 8:45PM.

Respectfully submitted,

Recording Secretary

Approved on: 1/3/06