

Planning Board of the Town of East Kingston, N. H.

Meeting Minutes - February 17, 1982

Members Present: Richard Smith, Sr. - Chairman  
Richard Smith, Jr. - Selectman  
Bill DiProfio - Clerk  
Gerald Bean

- 8:00 p.m. - Review and final hearing on Vatcher's subdivision on Burnt Swamp Road. The concrete markers requested at the preliminary hearing are in. The board had no comment; approved and signed the mylar.
- 8:15 p.m. - Review and final hearing on Alfred A. Paul's subdivision request. Mr. Paul was asked, and agreed to install concrete markers (5) for the boundaries. The board approved and signed the mylar.
- 8:30 p.m. - Preliminary hearing on Mrs. G. S. Brinkerhoff's subdivision of 4 lots from a 20 acre piece on Burnt Swamp Road. The lots are approximately 2A, 5A, 8A and 5A. Paul Brinkerhoff is representing his mother with her approval.

The plan submitted was hand drawn.

Mr. Brinkerhoff was given the following information:

- 1) The 2A lot will require a perc test.
- 2) Subdivision approval from the state will be required.
- 3) Conditions and people for the perc test.
- 4) Copies of the zoning and subdivision regulations.
- 5) Concrete markers required for boundaries.
- 6) Driveway permits from the state are required.

Mr. Brinkerhoff asked about using the main house as a flower shop. He was read the zoning regulation on permitted uses. Mr. Smith, Sr. said he thought a variance was required. Mr. Andolina and Mr. Brandt (abutters) were present. The review hearing will be on March 17, 1982.

9:00 p.m. - The board reviewed public comments on the master plan.  
A vote was taken on each item.

Meeting of 1/27/82 (see meeting minutes).

1. Details on wetlands ordinance - no change - unanimous.
2. Septic system regulation details - no change - unanimous.
3. Include Newton and South Hampton in conservation commission item - yes change - unanimous.
4. Remove light industry and commercial expansion from the plan. Chairman Smith said he felt from the survey, the town might approve if the right developer proposed the right development. The town would be without a preplanned preferred location. In any event, an owner who wants to sell would have to appear before such development could occur, and we should try to limit the number of owners to the preplanned locations. Mr. DiProfio said he felt public comment relative to bringing up the zoning question responses by priority was revelant. Light industry - no change - Mr. DiProfio voted the minority.

Commercial zone expansion - Chairman Smith said he agreed the expansion was inappropriate. A discussion followed on including Poggio's and a slightly expanded zone. No clear agreement was reached.

Comercial zone expansion - yes change - unanimous.

5. Containment of commercial/light industrial - no change - unanimous.
6. Residential/agricultural zone - yes change - unanimous.  
The future land use map legend will be labeled residential/agricultural.
7. Combine meeting hall/school addition - yes change - unanimous.
8. Address large houses - no change - unanimous.
9. Remove UNH, golf course land from exemption - no change - unanimous.
- 9A. Connect lot numbers on pages 15 and 16 for farms and new roads - DiProfio - yes change - unanimous.

Meeting of 2/4/82 (see meeting minutes).

1. No priority on town goals - no change - unanimous.
2. Light industrial - see item 4 for 1/27/82.
3. Section VI A3 - land capability - yes change - unanimous.
4. VI C3 - reword restriction on development size - yes change - unanimous. The major development handbook will be referenced.
5. VI C12 & 13 - no industrial - see item 4 for 1/27/82.
6. VI D3 - add "adequately" - yes change - unanimous.
7. Remove 2nd cruiser - yes change - unanimous.
8. Fire truck need - no change - unanimous.

Following a reading of each item, the board discussed the public comment and they voted to "no change" meaning retain the item as is, or "yes change" meaning to incorporate the meaning of the public comment.