

PLANNING BOARD OF THE TOWN OF EAST KINGSTON, NH

MEETING MINUTES - MARCH 18, 1981

Members present: Richard Smith - Chairman
Bill DiProfio - Clerk
Gerry Bean
Dr. Robert Marston
Don Andolino, Selectman

8:00 p.m. -

The board reviewed and signed a plan for land of R. ^{Ruth} Ladd surveyed by Goodwin-Gallagher Associates of North Andover, Mass. It is 16.3 acres on Row-Wow and bordering 107A and the railroad land.

8:30 p.m. -

Gerry Bean will be available on Saturday to view a test pit with Everett Stowe at ^{Roy's} McLain's on Route 107.

Town of East Kingston has been issued a dredge and fill permit for the land behind the Town Hall.

Suggested change to the subdivision regulations to accommodate the new state regulations attached.

PLANNING BOARD OF THE TOWN OF EAST KINGSTON, NH

MEETING MINUTES - MAY 20, 1981

Members present: Richard Smith, Chairman
Richard Smith, Jr., Selectman
Dr. Robert Marston
Bill DiProfio
Gerald Bean

8:00 - 9:00 p.m. -

Verum Dingman (surveyor) representing Mr. & Mrs. Carter is seeking information on subdividing the Carter property on Willow Road. The board gave the Carters an application for subdivision and a copy of the latest road requirements.

9:00 -

The chairman reported on a meeting he attended to discuss and review the major development handbook put out by the Strafford Rockingham Regional Council.

Bill DiProfio

PLANNING BOARD OF THE TOWN OF EAST KINGSTON, NH

MEETING MINUTES - JUNE 17, 1981

Members present: Richard Smith, Sr. - Chairman
Richard Smith, Jr. - Seletman
Bill DiProfio - Clerk

8:00 p.m. -

The board received a letter, subdivision application and check for \$60 from James Ladd. The hearings will be held the next three months. The board received previous subdivision of the Sanborn Farm property by Mr. Ladd.

Bill DiProfio

PLANNING BOARD OF THE TOWN OF EAST KINGSTON, NH

MEETING MINUTES - JULY 15, 1981

Members present: Richard Smith, Sr.
Richard Smith, Jr.
Dr. Robert Marston

8:00 p.m. - Hearing on Ladd Subdivision - Preliminary

Several abutters were present to hear Mr. Giles, an attorney, present the requested subdivision. Mr. Ladd would like to create two additional lots leaving 13 + acres in the original Ladd property. There is a 16 foot right of way to the back land and confusion as to its location. Mr. Ladd was requested to consider a recreation set aside. Mr. Ladd and Mr. Clark have complimentary abutting property and were asked to consider a transaction which would make further subdivision possible.

Bill DeSantis

PLANNING BOARD OF THE TOWN OF EAST KINGSTON, NH

MEETING MINUTES - AUGUST 19, 1981

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

8:00 p.m. -

Meeting convened for review hearing for Ladd subdivision on Sanborn Road. Chairman read legal notice from Exeter New Letter. Gerald F. Giles, an attorney from Portsmouth, represented Mr. Ladd. Mr. Giles had the application to the State Water Pollution Control Board and was told to turn it into the building inspector and the state. The board reviewed the plan. A 60' ROW is required by subdivision regulations. The board will so vote on the plan for future subdivision. There exists an undisputed right of way. The exact location is in dispute. This will also be voted on the final plan. This right of way is to the Monahan property. Mr. Giles was told to make the section Lot 8 read Lots 1-8. The hearing closed at 9:10 p.m.

9:10 p.m. -

Mr. Dingman and Mr. & Mrs. Carter requested advice from the board on a possible subdivision of the Carter property on Willow Road. They were advised that with less than 200' frontage per lot, they will have to go to the Board of Adjustment. This will require a hearing before the planning boards and a letter of rejection before the Board of Adjustment will then hear the request. Chairman Smith suggested the Board of Adjustment might like to know if the land will support two houses.

Bill DiProfio

PLANNING BOARD OF EAST KINGSTON, N.H.

MEETING MINUTES - SEPTEMBER 16, 1981

Members present:

Richard Smith, Sr. - Chairman
Richard Smith, Jr. - Selectman
Bill DiProfio - Clerk
Dr. Robert Marston
Gerald Bean

8:00 p.m. - Hearing on Ladd Subdivision (Final)

Chairman Smith read the legal notice from the Exeter News Letter. Attorney Giles represented Mr. Ladd. The note on changing to "Lot 1-8" was made to the plan. This plan shows a subdivision to include lots 9 and 10 and a remaining section of 12.6 + acres. The plan did not include the notes requested by the board at the last hearing. With Mr. Ladd's attorney's permission and agreement, the board added the following notes and approved the subdivision by voice vote:

1. A 60 foot right of way to the land of Monahan and "formerly of Sanborn" must be shown on any future subdivision of the 12.6 acres.
2. The existence of a right of way to the Monahan property across the 12.6 + acre parcel is undisputed. The exact location and width may be in dispute.

Mrs. Lucyann Jacques objected to the right of way not being shown on the plan and feels the location is across lots 9 and 10 of the subdivision.

8:50 p.m. - Hearing on Carter Subdivision (Preliminary)

Mr. Dingmann represented the Carter's who wish to subdivide a parcel on Willow Road. The Carter's were present at the hearing. The subdivision will change a 31 acre parcel into a 27.9 acre lot and a 4 acre lot. The frontage of the 4 acre lot is 200 feet. The frontage of the 27.9 acre lot is 62.30 feet and 129.82 feet which are non-contiguous and do not total 200 feet. The frontage is 7.88 feet short. Mr. Farnum objected to the subdivision because he did not expect development this soon (8 months) after buying his house from the Carter's. He is also concerned about the well and septic system situation in the area. Mr. Poole was present for general interest. The board disapproved the subdivision for lack of frontage. DiProfio will write a letter to the Carter's denying the request and alerting them to the opportunity to have a hearing before the board of adjustment.

9:45 p.m.

The chairman alerted the board to changes in the laws relative to subdivision hearings. DiProfio will check our compliance. Jane Kenney notified the board of changes in the law relative to mobile homes. We are in compliance with Option 1.

Bill DiProfio