

## EAST KINGSTON PLANNING BOARD

April 15, 1993

Attending: Richard Smith, Sr., Chairman, Joe Cacciatore and Amanda Rossi, Alt.

Others Attending: Peter Dow, RPC Circuit Rider; and Larry Smith, Conservation Commission

The meeting was called to order at 7:48pm by Chairman Smith.

Mr. Smith recognized Charlotte Wall regarding a proposed Lot Line Adjustment.

Ms. Wall was present for a preliminary discussion. She stated that she has 19.3 acres in one tract and another 3.82 acres in an adjoining parcel. She wishes to maintain a buildable lot of the minimum of 2 acres, with 200 ft. road frontage and adjust the remainder of that lot and join it to the larger parcel. She noted that the larger parcel has a pond and the adjoining parcels to be joined are both wetland. Further the deed has a written clause to allow for such a combination to occur.

The ROW which shows on the plot plan submitted was then questioned. A portion 30 ft. wide occurs on both abutting parcels on Forest Drive (the parcel owned by Mrs. Wall 7-3-35 and one owned by the abutter 7-3-39). Mrs. Wall explained that this was deeded as a ROW to become a future road into her main parcel, 7-3-3.

Mrs. Wall stated that she will include a copy of the abutter's deed at the next meeting. She also offer to obtain a legal interpretation of the wording on her deed regarding this ROW.

Mr. Dow stated that there would be enough frontage to do the lot line adjustment even with the entire 60 ft. on her property. It should be clear that Mrs. Wall should reserve enough area for the ROW.

Mrs. Wall stated that she already has a way to the backland on her larger parcel, and that access would not depend on the access from Forest Lane.

The deed shown does not say who holds the easement. Mrs. Wall said she would provide a legal interpretation.

Mr. Smith said the lot to be made smaller should be figured to not diminish the ROW.

Mrs. Wall questioned if the covenants of the deeds in this development (Red Gate) address this issue. She noted that the covenants have gone out the window with the economy.

Mr. Dow asked if all roads are deeded to the Town.

Mr. Smith confirmed that they are.

It was noted that 60 ft. of land is needed to make a future road.

Mr. Dow noted that test pits have been done on the minimum proposed lot site.

Mrs. Wall confirmed this and noted that it is also wired for electricity.

Mrs. Wall also described the topography in this area and noted that should a road be built on the ROW as proposed it would be quite steep or it would have to be dozed out. She stated this was not the best possible place for a connecting road.

Mrs. Wall said she will proceed with the engineer to get a lot line proposal before the Board for next month's meeting.

The next meeting will be May 20, 1993.

The minutes of March 18 were corrected as follows: page 1 - Land Use Regulations (not Subdivision Regulations) and page 8 - flood (not floor) plain when referring to the Keegan property line.

There was brief discussion about updating the Zoning Maps and Tax Maps. Mr. Dow will come to the Town Office next week to see what needs to be done.

Mr. Dow noted that errors on the tax map become exaggerated over time and stated that RPC may not continue to do update of this nature. He stated the way to go would be to have a new Base Map done. Cost estimated at this time \$40,000 +/-.

Ms. Rossi motioned to recommend to the Board of Selectmen to pay \$3,300 for the Circuit Rider services from April 1, 1993 to March 31, 1994.

Mr. Cacciatore second.

The motion passed 3-0.

The meeting was adjourned at 9:18pm.

Respectfully submitted,

Nancy J. Marden, Administrative Assistant

Typed: April 16, 1993