

TOWN OF EAST KINGSTON, NH
PLANNING BOARD MEETING MINUTES
April 17, 1997

FILE

AGENDA

8:00 David Morse - 44 Willow Rd - Discussion

Members attending: Richard A. Smith Sr. - Chairman, Ed Johnson - Vice Chairman, James Roby Day, Jr. -Ex-officio, Catherine George, Dr. Robert Marston, and Alternates Beverly A. Fillio and Robert Nigrello.

Absent: Alternate Madeline Marshall

Others attending: Lawrence K. Smith - Conservation Commission Chairman, Sarah Campbell - RPC Circuit Rider, and David and Patricia Morse.

Chairman Smith called to order this April 17, 1997 public planning board meeting at 7:37 p.m. with the roll call.

1997 East Kingston Zoning Books: At this time Mrs. Campbell delivered 14 copies of the 1997 East Kingston Zoning book to the Planning Board. A copy was given in hand to Chairman Smith, Ed Johnson, Catherine George, J. Roby Day, Dr. Marston, Beverly Fillio, Robert Nigrello, and Lawrence Smith.

Ronald Dawson Septic Plan: Mr. Day brought to the board's attention that a variance was recently granted to Ron Dawson regarding Lot #12 on Ashlie Road. The variance was in regards to septic setbacks. Mr. Day further stated that when the subdivision was approved in 1987, either the Planning Board assumed all lots met the town's requirements or the Planning Board did not check.

The board reviewed Subdivision Regulation XII:C:4 and RSA 674:39 Four Year Exemption. Concern by Mr. Day was discussed requiring that all lots created in subdivisions show perc and test pits. Mrs. Campbell reminded the board that all newly created lots under 5 acres are not required to obtain subdivision approval from the State.

Chairman Smith stated that in 1987 when the subdivision was approved, all of the newly created lots met town setbacks and since 1987 the ordinance has changed.

Planning Board Chairman and Vice Chairman: Chairman Smith informed the board that one year has expired since his nomination and appointment as Planning Board Chairman. He suggested that the board nominate a chairman and a vice chairman for the ensuing year.

MOTION: Mrs. George motioned to nominate Richard A. Smith, Sr. as East Kingston Planning Board Chairman for a term of one year to expire in March 1998. Dr. Marston second. The motion passed unanimously (4-0 Chairman Smith abstaining).

MOTION: Mr. Day motioned to nominate Edward C. Johnson as East Kingston Planning Board Vice Chairman for a term of one year to expire in March 1998. Dr. Marston second. The motion passed unanimously (4-0 Mr. Johnson abstaining).

OSP Annual Spring Conference: The board noted the OSP Annual Spring Conference for May 31, 1997. Members requested that all registration forms be submitted to the Selectmen's office by the end of April to allow the registration prepayment to be processed and sent out before May.

March 13, 1997 Planning Board Minutes: The board reviewed the March 13, 1997 minutes.

MOTION: Mrs. George motioned to approve the March 13, 1997 planning board minutes as prepared. Mr. Day second. The motion passed unanimously (5-0).

David Morse- 44 Willow Road - Preliminary Discussion: Chairman Smith opened discussion with David and Patricia Morse regarding a 3 lot subdivision proposal located at 44 Willow Road. The board reviewed a plan submitted by Mr. Morse. Mr. Morse stated that one lot would be for the existing house and barn, one lot to be sold as a buildable lot, and the largest lot will accommodate a new house and barn for he and his wife.

Mr. Morse noted 240 ft. backlot provisions VI:B:2. The board reviewed the soils information on the plan and advised Mr. Morse that no very poorly drained soil may be used to satisfy minimum lot size requirement (VIII:D.2).

After further review, the board informed Mr. Morse that the following needed to be addressed before the board would consider approving this subdivision proposal.

1. Lot 4-1 needs 3 acres with 3/4 acre poorly drained or better to satisfy minimum lot size requirements.
2. New HISS symbols must be present on map to determine soil lines.
3. Soil Scientist seal must be present on map.
4. Cement markers must be used for all new points (6).

Mr. Morse was then informed to submit his subdivision application with fees paid to the Selectmen's office 21 days prior to any scheduled meeting.

Incoming Correspondence: Chairman Smith acknowledged the following incoming correspondence:

1. Main Street Workshop - May 7, 1997 -Manchester - \$10 registration fee.
2. Superior Concrete Co. Inc. - Auburn ME. - proper types of drainage for subdivisions (Down Stream Defender).

RPC Commissioner: Mr. Day informed the board of his desire to be nominated for the RPC Commissioner position.

MOTION: Dr. Marston motioned to nominate James Roby Day, Jr. to the position of Rockingham Planning Commissioner for the Town of East Kingston for a term of 4 years. Mr. Johnson second. The motion passed unanimously (4-0 Mr. Day abstaining).

Circuit Rider Contract: The board acknowledged the 1997 circuit rider contract submitted by Mrs. Campbell. The contract included 11 hours per month at \$30 an hour totaling \$3,960.00 with:

\$1,320.00 paid upon contract approval;
\$1,320.00 due in August 1997; and
\$1,320.00 due December 1997.

The contract was approved and signed by Chairman Smith. The contract will be forwarded to the Selectmen for approval, signature and payment.

Capital Improvements Plan: Mrs. Campbell distributed tables #1 and 3 for review. Table #1 - a review of past expenditures (information taken from past warrant articles) and Table #3 - a review of past operating budgets.

The board discussed school district capital costs and the new Co-op agreements possible impact on those costs. The board also noted the assessed valuation with a revaluation in 1991.

The present CIP will be addressed and utilized while compiling the new CIP.

Russman Case Update: Mr. Day enlightened the board on the J. Russman case. The board acknowledged Selectmen/NH DES correspondence. Mr. Russman sought variances for property located on Powwow River Road that would allow him to construct a home on a non-buildable lot. After much communication with the State, it appears that Mr. Russman's State septic design application has been denied (by the State). The ZBA conditional approval was that Mr. Russman meet all State septic requirements.

MOTION: Dr. Marston motioned to adjourn. Mrs. George second. The motion passed unanimously (5-0) and this April 17, 1997 public planning board meeting ended at 9:27 p.m.

Belcher
Secretary

Minutes completed and on file April 21, 1997.