

East Kingston Planning Board Minutes
April 18, 1996

FILE

7:30 Jim Keegan - Preliminary Discussion - Site Plan Review
7:45 Glenn Tebo - Public Hearing - Subdivision

Planning Board Members Attending: Richard Smith - Chairman, J. Roby Day, Catherine George, and Dr. Robert Marston.

Others Attending: Larry Smith - Conservation Commission Chairman, Glenn Clark - Building Inspector, Peter Veroneau - Deputy Building Inspector, Sarah Campbell - RPC Circuit Rider, Jim Keegan, Mr. & Mrs. Glenn Tebo, Eva Smith, Ed Johnson, William Bosco, Steve Connor, Leslie Hume - Kingston Planning Board, Raymond Donald - East Kingston Board of Selectmen Chairman and Richard Russman.

Chairman Richard Smith called to order this April 18, 1996 East Kingston Planning Board meeting at 7:30 PM and the roll was called.

MOTION: Mr. Day motioned to nominate Mr. Richard Smith for Planning Board Chairman for 1996. Mrs. George second. The motion passed unanimously. (4-0)

Jim Keegan - Preliminary Discussion: Mr. Keegan stated that he would like to put a bathroom in the downstairs corner section of his shop [Keegan Concrete Forms Inc.]. He continued that a Licensed Designer drew up some plans for this project, which would allow this new bathroom to tie into the existing septic field.

Mr. Keegan further stated that the new bathroom would only generate an extra 4.5 gallons of water as the shop is currently using his home bathroom. He explained that the Licensed Designer stated that the current septic field (for the house) would accommodate the new bathroom, and that Mr. Keegan would need to install a new septic tank and pump.

Mr. Keegan stated that he would submit this plan to the State for approval.

The Building Inspector, Mr. Glenn Clark stated that the existing septic system was over-designed and would certainly accommodate the proposed new bathroom. He further stated that putting in a new septic tank and pump would only improve the existing system.

The board was in agreement that the Site Plan Review process was not necessary for this project and directed Mr. Keegan to seek the proper Building Permit process through the Building Inspector.

Correspondence: Chairman Smith reviewed the following correspondence:

1. Invoice # 1933 from the Rockingham Planning Commission.
2. May 8, 1996 Martine & Northeast Pipeline meeting held at Newington Town Offices.
3. Biosolids (Sludge) Land Application Seminar held on May 8th, 1996 at Stratham Municipal Building, Bunker Hill Ave, Stratham.

Glenn Tebo - Public Hearing: Mr. Tebo stated that as he had explained earlier at the Preliminary Discussion with the East Kingston Planning Board, he would like to subdivide land located in East Kingston. He continued that the only entrance to the proposed subdivision property is through Grand View Terrace in Kingston.

Mr. Tebo stated that the East Kingston Planning Board had stated some concerns [at the Preliminary Discussion] with regards to road maintenance. He stated that he (Tebo) spoke with both the Town of East Kingston and Kingston for the possibility of trading off services. He further clarified that Kingston would maintain snow plowing and Police patrolling of the proposed subdivision area if East Kingston would maintain the snow plowing and Police patrolling of the Kingston owned Greystone area.

Ms. Leslie Hume stated that she is a member of the Kingston Planning Board and that Mr. Tebo has not been granted a Lot Line Adjustment in Kingston.

Mr. Tebo stated that there was confusion of whether he (Tebo) needed a LLA or Subdivision approval in Kingston and further stated that the Kingston Planning Board wanted to get some feedback from the East Kingston Planning Board. He continued that he needed a LLA to allow for the roadway into the subdivision.

Mr. Tebo stated that a non-buildable lot was noted on the plans and that it would remain unbuildable but that it (unbuildable lot) would be combined with MBL# 6-2-10.

Mr. Tebo reviewed the plans with the board showing lot lines, town lines and proposed subdivision parcels.

At the inquiry of Mr. Day, Mr. Tebo stated that the distance of the cul-de-sac to Route 111 is about 1,500 feet.

Mr. Day stated that Mr. Tebo was told [by the Planning Board at the Preliminary Discussion] that the East Kingston ordinance clearly states that no cul-de-sac or dead-end shall be more than 1,000 feet long. He added that Mr. Tebo is proposing a cul-de-sac that is 1,500 feet long.

Mr. Tebo responded that court rulings show that jurisdiction is taken from the town line.

Mr. Day stated that the East Kingston Planning Board's jurisdiction includes being concerned about safety questions and the elements that make up a Scattered and Premature developments.

He continued that the proposed subdivision is conflicting with the town's ordinance on the length of the cul-de-sac and is clearly a Scattered and Premature development. Mr. Day further stated that he (Day) could not recommend that the Planning Board approve such a plan.

Mr. Tebo responded that the ordinance states that the proposed subdivision would need to create an excessive expenditure of funds [to provide services to this area] to be deemed Scattered and Premature. He continued that the only service that can not be traded with the Town of Kingston is the school busing. It is 6/10 of a mile where the buses currently turn around at Greystone.

Mr. Tebo explained that he called the bus company to see how much it would cost the Town of East Kingston for the bus company to include the proposed subdivision in their bus route. The bus company stated the cost would be only \$500.00 a year.

Mr. Day stated that the issues of safety are more the Board's focus as there is no East Kingston access for the Fire and Police Departments.

Mr. Tebo stated that he (Tebo) had already discussed this issue with both the Fire and Police Departments of East Kingston and Kingston. The Kingston Police Department currently patrols into Greystone as three houses on Greystone are in Kingston. He continued that the Kingston Police would be willing to trade those three houses on Greystone for the proposed subdivision at the end of Grand View Terrace [which is in East Kingston]. (East Kingston would service three houses on Greystone, Kingston would service the proposed subdivision.)

Mr. Day inquired as to what town officials Mr. Tebo has contacted in East Kingston regarding this trade-off issue.

Mr. Tebo stated that he (Tebo) has not yet approached the Selectmen, but has spoke with the Fire Chief, Police Chief and the Road Agent. He continued that the East Kingston Fire Chief stated that a contract could possibly be written with an agreement, but that Kingston would have to be the first responding, as it is quicker for Kingston and Exeter to service the proposed subdivision area.

Mr. Tebo stated that the Police Department also stated an agreement could be worked out.

Mr. Day stated that the maximum allowance of 1,000 feet for a length of a dead-end or cul-de-sac was adopted by the Planning Board [as it is a written ordinance] and that the ordinance has its purpose.

Mr. Raymond Donald stated that as a taxpayer and the Chairman of the East Kingston Board of Selectmen, he (Donald) is aware of a situation in town where East Kingston services the trash pick-up of a Kingston home. He continued that because of the circumstances [location of the town border and it's only access being in East Kingston], this is the only situation in which the town has allowed such services be provided.

Mr. Donald also stated that he (Donald) could not understand how it would be possible to provide even more services to this proposed subdivision, as there is both summer and winter road maintenance, busing of school children, fire and police protection, etc. to consider.

Mr. Donald added that having to provide all these services [to an area that does not have an East Kingston access] is not in the town's best interest. He concluded that considering the excessive street length and the service issue, he (Donald) could not see how the East Kingston Planning Board could even consider the proposed subdivision plans.

MOTION: Mr. Day motioned to accept jurisdiction on Application of Subdivision of a 7.5 acre parcel (MBL# 6-2-10) into three parcels for purposes of making a decision. Dr. Marston second. The motion passed unanimously. (4-0)

MOTION: Mr. Day motioned to deny the Application of Subdivision of a 7.5 acre parcel (MBL# 6-2-10) into three parcels provided on SUBDIVISION REGULATIONS SECTION IV:C (Dead-end or cul-de-sac streets shall not exceed 1,000 feet in length measured from the intersection with existing road to the end of said street, including the diameter of the cul-de-sac) and SECTION V: A, B, C, D, E and H - SCATTERED AND PREMATURE SUBDIVISION. (For the distance of the nearest elementary school and the effect on school bus transportation, the potential fire protection problems by reason of location, the potential police protection problems by reason of location, potential snow plowing and other road maintenance problems by reason of location, potential problems relating to the collection of trash by reason of location, and the inadequacy of water supply for fire protection purposes.) Dr. Marston second. The motion passed unanimously. (4-0)

Minutes: The board discussed and noted corrections of the March 21, 1996 Planning Board Minutes.

MOTION: Mrs. George motioned to accept the March 21, 1996 Planning Board Minutes as corrected. Mr. Day second. The motion passed unanimously. (4-0)

Master Plan Committee: The board noted the next scheduled meeting of the Planning Board and Master Plan Committee will be held on Thursday, May 2nd, 1996 at 7:00 PM.

Amendment to Contract for Amendments for Water Resource Management Protection Plan: Chairman Smith read a letter of request from Rockingham Planning Commission. (See attached.) The board approved to extend the contract to June 30, 1996 and Chairman Smith signed the request.

MOTION: Dr. Marston motioned to adjourn this Planning Board meeting. Mr. Day second. The motion passed unanimously and the meeting ended at 8:35 PM.

Catherine Belcher
Secretary