

PLANNING BOARD MEETING
4/19/89

Present: R. Smith, Chairman
W. DiProfio
R. Marston
M. Keddy
K. George

Others:
J. Conti - Building Inspector
S. Campbell - Rockingham Planning Commission

The meeting was called to order at 8:03 PM.

1. The first hearing was the final hearing for the Corbett Subdivision on Rts. 107-108.

Dan Lynch of Civilworks representing Mr. Corbett requested a waiver of the road length as a response to the public safety issue expressed by the Board at the last meeting. The cul-de-sac would be about 100 feet from route 107. Mr. DiProfio made a motion that the Board waive the road length requirement in the subdivision regulations based on public safety. Mel Keddy seconded the motion. Passed unanimously. The following discussion concerned the slope and size of the cul-de-sac, center ownership and drainage. A motion was made that the pear shaped cul-de-sac with center ownership to be part of the town property right of way and drainage to be the center with a pipe to remove it to the best logical location by Mel Keddy. Seconded by Katherine George. Passed unanimously.

The next issue was bonding of the road. A bond or letter of credit is acceptable. The instrument is due before the subdivision plat is signed. The instrument is for the full amount of the estimate of cost of the road (done by town engineers), the amount is reduced when the base gravel is complete, the amount is reduced again when the base coat of hottop is applied, reduced again when the road is finished. \$2000 is held from the total until the town accepts the road.

Fire Protection was the next issue discussed. The Fire Chief has requested a second hydrant to be on the new road. The pond will be drained and dredged and a second hydrant installed. This will provide a 30000 gallon, 50 year drought water source.

State subdivision approval is pending dredge and fill approval. A motion was made to grant a 90 day extension (requested by Mr. Lynch attached) to consider this application of Mr. DiProfio, seconded by Mel Keddy. Passed unanimously.

Mr. Corbett addressed impact fees:

- a) They will upgrade the fire pond beyond necessary to provide the 30,000 gallon 50 year drought water supply
- b) They offer the town the lot on which the fire pond exists.
- c) They propose the donation of approximately 20 acres to the town off Robin Lane to be joined with 30 acres already town owned. This will minimize the impact to the town of loss of open space by providing conservation land. The land would be donated as LCIP land, unsurveyed. The town will get the land directly as a donation to use as LCIP as necessary.

Outstanding on the subdivision before approval:

- a) Dredge and fill permit
- b) State subdivision approval
- c) State site specific approval
- d) Impact fee settlement
- e) Posting of the letter of credit
- f) Payment of the \$350 fee to Civil Consultants

The hearing ended at 8:50 PM.

2. 8:55 PM - Mr. Richard Kelley made a presentation and submitted an application for a 2 lot subdivision on 107A. The application, a check for \$62.50 and abutter list was given to the Board. The R.O.W. along the front is owned by the State which held the R.O.W. as it was when Old route 107A was active. The hearing will be scheduled for next month. The presentation ended at 9:05 PM. Mr. William Collins represented Mr. Kelley (William G. Collins Associates).
3. 9:10 PM - Mr. Bioteau made a presentation and application for subdivision of land on Giles Road. Application and \$55.00 check was given to the Board. A hearing will be held at the next meeting.
4. 9:30 PM - The East Kingston School District represented by Vernon Dingman made application for site plan review for the new school addition on Andrew's Lane. A check for \$18.50 and application were given to the Board. A hearing will be held next meeting.

5. 10:05 PM - Mr. DiProfio made a motion that the proposed amendments to the site plan review regulations (attached) submitted by Sarah Campbell be accepted as submitted. Seconded by Mel Keddy. Passed unanimously.
6. 10:30 PM - Mr. DiProfio made a motion that the proposed amendments to the subdivision regulations (attached) be accepted as written. Seconded by Mr. Keddy. Passed unanimously.
7. General: The cost estimate for the K.V. phase II road was received from the Town Engineer.

Mel Keddy, Joe Conti and Kathy George will attend the Planning Board Training Series (attached). Selectmen will complete application and pay the fee.

Mel Bowley brought in a perimeter survey with the same road as he had in the subdivision. This plat removes the subdivision approval. A letter of credit will be required if the road is to remain on the plat. Mr. Keddy made a motion that the Board approve the plan as shown subject to posting the bond. Kathy George seconded. Passed unanimously.

Meeting adjourned at 11PM.