

April 22, 1994

East Kingston Planning Board

Attending: Chairman Richard Smith; Catherine George, Joseph Cacciatore, Amanda Rossi-Lashoones Alternate.

Others Attending: David C. Boudreau, Jr., Building Inspector; and Larry Smith, Conservation Commission Chairman

This meeting opened at: 7:30pm.

**Correspondence Received**

Land Surveyors Association - proposed checklist (enclose with minutes)  
RPC - Agreement for Circuit Rider (Payment for Selectmen)  
Spring Law Lecture Series - ARL-May 4th; CG-all 3 series  
Civil Consultants-Red Gate Bonding (\$110,000)  
Resignation of Melvin Keddy  
BOCA Code certification - at Town Clerks Office  
Workshop - Information only  
Society for Protection of NH Forests - Questionnaire (RS has)

**Public Hearing - James Bioteau 7:55pm**

Mr. Bioteau distributed his corrected plans, checklist and a copy of the deed. Lot numbers were changed from 16-04-09 to 16-04-03. Number 16-04-04 is valid. These numbers will be changed on the mylar. Bounds are set.

Mr. Boudreau motioned that the driveway culvert rails will be widened to 20 feet at the time the building permit is issued. The only purpose of the driveway permit is to insure the rails are widened.

Mrs. Lashoones second.

The motion passed unanimously.

Mr. Cacciatore motioned to accept the plan with provisions as per Mr. Boudreau's statement and the changes as noted above.

Mrs. George second.

The motion passed unanimously.

The Public Hearing closed at 8:32pm.

The Chairman will sign the plan when the changes are made.

**Dr. Scapichio-East Kingston Real Trust, Ron Pica, Engineer** Mr. Pica discussed the bonding, which he stated is being put together at this time. He said he is sending it off to Civil Consultants for review. He inquired if part of the work can be done without bonding prior to getting building permits.

Mr. Cacciatore, Mrs. Lashoones and Mrs. George favored total bonding.

Mr. Smith recalled discussion prior about phasing. He noted that Mr. Pica had requested one phase.

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Mr. Pica stated he wanted two phases, first phase to be off Route 107 for the top two houses. The area still needs grading, and they intend to bond phase 1 first. He stated there might be two other phases, but they will do the total road bonding after the first phase is done. He described coming in to the second house with a binder coat and the hydrant to be placed on the Colanton property. He is seeking two building permits and occupancies for the first two houses. During phase 2 there would be 19 units. He stated they would binder coat the entire road before getting building or occupancies for the lower 19 units. The drainage and swales have to be done. He is contemplating this in two phases on this portion.

The developer is requesting a bond to be in place prior to construction.

Mrs. Lashoones inquired about the deed for additional school property and timing of this transfer.

Mr. Smith stated the project also needs fire protection.

Mr. Pica stated that Mr. Francis Colanton has verbally agreed with the hydrant at his property, but there is nothing in writing. Mr. Pica offered an alternative, in that the developer would install a fiberglass tank for the upper two units should the hydrant on the Colanton property not be concluded successfully.

Mr. Pica was seeking the bonding requirement, and when it would be required. He is requesting just enough to occupy the two upper units..phase 1.

Mr. Cacciatore stated he wants to see a bond for the full project.

Mr. Smith noted they will need a bond.

Mr. Pica stated he will check with Dr. Scapicchio about the liens by the IRS.

The Board members will receive copies of the bonding requirements as noted in past minutes of the Board.

Mr. Larry Smith stated another Notice of Intent will be required for the ROW clearing.

Mr. Boudreau asked if there is a road for the upper two houses, would it have a turn around.

Mr. Pica said it would be cut out at the continuation of the road and erosion controls would be in place on the entire site.

Mr. Boudreau inquired if the Board goes with two phases, would the Board again review the plans at a Planning Board meeting.

Mr. Pica requested to pay the \$1400 impact fee at the end of construction at the time of issuance of occupancy permits.

The Board appeared to agree, but did not formally commit to this.

**Proposed School-James Germano** Mr. Germano explained that he is interested in operating a school like the West Side School in Plymouth. He noted there would be 20-24 residential students of Junior High age. These kids are not unusual. They are normal kids who have problems in a regular school setting. They require smaller class sizes.

Mr. Cacciatore noted the Rosenberg Conference house is now zoned Rural/Agricultural.

Mrs. Lashoones feels the school is a good idea.

It was noted the Town has no allowance for schools.

Mr. Cacciatore stated they now only have public schools.

Mrs. Lashoones asked if the kids would live there.

Mr. Germano stated yes, it would be residential. It is the policy of this school to pay some taxes as a good neighbor policy. The school has non-profit status, but considered a business.

Mr. Smith asked the Board how the Town fared before, (when UNH owned and operated).

Mr. Germano noted that UNH is willing to sell the property, it is too expensive to keep up. They have a person living there now.

Mr. Smith noted previously the cost to bring the building up to code was very high.

Mr. Germano said the Fire Marshall would have to inspect the property prior to use, and the State School Dept. would also have to be involved.

This would be a boarding school for boys at the moment, but may eventually be coed.

Currently there are 14 bedrooms and 7.5 baths.

The students would be strictly supervised, there would be curfews, planned activities and there would be no impact on the neighbors.

Mr. Cacciatore asked about handicaps.

Mr. Germano noted there would be various handicaps, from learning disorders, attention deficient disorders, dyslexia etc. There would be no psychopaths, schizophrenics, no incorrigibles.

Private funding and community funding for out of district placements would be the mode of financing. There would be one teacher per six students.

It was noted that UNH was a State University and exempt from all zoning. This is also a private school.

#### State Survey for Corners of Routes 108 and 107

Mr. Smith asked for suggestions for these corners of South and East Roads. There was some discussion about the site distances at this area.

Minutes Mrs. Lashoones motioned to accept the minutes of the March meeting as corrected prior by Peter Dow.

Mrs. George second.

The motion passed unanimously.

The meeting was adjourned at 9:40pm.

Respectfully submitted,

Nancy J. Marden, Administrative Assistant

Typed: March 3, 1994