

May 10, 1987

Ref: 87001-WS

Subject: Planning Board Work session
Date: May 6, 1987
Time: 8:00 pm.
Attendees: R. Smith, Sr., R. Marston, M. Keddy,
S. Campbell, D. Andolina
Purpose: Work on outstanding proposals

Mr. Smith began the meeting by reading two letters. The first, from Robert Rogers, Town Planner, of Exeter.

Mr. Rogers suggested that the towns of Exeter, Kingston, and East Kingston meet in reference to the proposal of the Flynn Family Trust to develop housing known as "The Great Hill Development". The purpose of the meeting would be to define a list of criteria necessary to insure compliance to zoning requirements of each town.

The second letter from Joanna Colleran, Chairman Exeter Conservation committee, to Paul Binette, Chairman Exeter Planning Board, was also in reference to the "Great Hill Development" proposal.

Ms. Colleran expressed "a great deal of difficulties" with the proposal. Specifically, without having a high intensity soil map, recommendations would be difficult to make, as to the suitability of the site. The letter continued by recommending that the three towns involved meet to discuss the proposal.

The group would also have representation from the Rockingham Planning Commission.

Further the letter stated that should the group decide not to require a high intensity soil map, that consideration should be given to greatly increase the lot size requirement in the Exeter portion of the development, and to keep impervious paving to a minimum.

Mr. Smith said that he had discussed the letters with Mr. Ken Wyle, Chairman of Kingston Planning Board, who suggested that the towns not attempt to block the proposal, but instead work together to insure conformance to the requirements of the three towns.

After a discussion period, Mr. Smith called for the opinions of the attendees, which resulted in the decision to participate in the triad of towns.

Specific concerns expressed by the group included:

1. Access and egress on Route 111
2. The Giles Road bridge

Ms. Campbell agreed to act as intermediary in communicating our decision to the other towns and to set a mutually acceptable time and place. East Kingston would be represented by at least two planning board members who are able to attend.

Other activities:

Mr. Eben M. Bowley reapplied for subdivision of property on Haverhill Road, and an abutters meeting has been scheduled for May 20, 1987 at the regular Planning Board meeting.
Reference: Ltr. R. Smith Sr. 04/17/87

Mr. M. Keddy informed the group that the Conservation Committee is scheduled to view the "Great Hill Development", May 16, 1987.

The Kimball Chase proposal was discussed, and various maps reviewed. Concerns were expressed over; length and placement of cul-de-sacs, access and egress, and lack of input from the Public Service Company.

Mr. Smith reminded Donald Clark, Chairman of Board of Selectmen that the Bagshaw bond, was due to expire May 28, and suggested that action be taken to assure compliance in project completion requirements, and if necessary to extend the present letter of credit.

Procedural changes requiring persons making applications for subdivisions were suggested by Ms. Campbell. The proposed changes would require that applicants for subdivisions submit preapplications for review by the board prior to the scheduling of an abutters hearing. The preapplication review would assist applicants by assuring the completeness of the application, and would provide the board with the opportunity to better prepare for the formal hearings.

An overall benefit could result to applicants and to the town. Ms. Campbell indicated that the town of Sandown is currently using her proposed procedure.

Mr. Smith asked Ms. Campbell to detail the specifics of the change as to how it could be used in East Kingston.

Meeting adjourned at 10:15 pm.