

**FILE**

May 18, 1995

East Kingston Planning Board

Attending: Chairman Richard Smith; Catherine George, Dr. Robert Marston, Amanda Rossi-Lashoones, Andrew Berridge

Others Attending: Larry Smith, Conservation Commission Chairman & Sarah Campbell - RPC, Joseph Conti, Building Inspector and Ed Warren, Deputy Fire Chief

This meeting opened at 7:35pm.

Correspondence Notification of Public Hearing for reconstruction project for Route 107/108 to be held May 24, 1995, 7:00pm, EK Elementary School.

Lecture Series notification.

Land surveyor's list in State of Out of State listing.

Minutes Mrs. George motioned to accept the minutes of April 1995 as written.

Mrs. Rossi-Lashoones second.

The motion passed unanimously.

Public Hearing-Jonathan Shafmaster Mr. Steve Leonard was present to represent Mr. Shafmaster. The Public Hearing opened at 7:45.

Mr. Leonard explained in detail the proposed Lot Line Adjustment. The parcel of Amy Shafmaster will now become 5 acres and the "farm" parcel will now become 197 acres. An additional 33 acres will be added to the farm.

Nancy Reiss, Dennis Quintal and Michael Polletta, abutters were present.

Mr. Leonard noted that Mr. Jonathan Shafmaster purchased the house at 60 Main Street for his daughter and decided to add the excess acreage to the farm.

Mrs. Campbell noted that the bounds have to be set, but the Board could give conditional approval this evening if they found all else to be in order.

Mr. Leonard stated they may already be set, he did not know the current status.

Mrs. Campbell noted this is a requirement and they could grant only conditional approval if it was not done. The plan was designed by RSL Layout & Design, Inc. and dated 5/15/95.

Mrs. Rossi-Lashoones noted that the abutters noted on the plan were incorrect; one being repeated and one left off. Jeffrey Marston's name was omitted from the plan, but it was on the abutters list and he was duly notified.

Mr. Smith suggested the Board give conditional approval until the glitches are taken care of and he sees no problems otherwise.

Mrs. Rossi-Lashoones noted that the Town requires granite bounds at each corner or a drill hole within stone walls.

Mr. Conti will check for boundary markers. He requested PVC pipes filled with concrete and painted white or yellow for easy location and set by the engineers.

Mr. Leonard asked about setting a rebar with a cap with the license number of the engineer. Mr. Conti agreed to this and asked to have a yellow cap.

Mr. Leonard was apprised that this requirement is shown in the Zoning Ordinance.

Mrs. Rossi-Lashoones motioned to grant conditional approval pending the abutter's name correction and the boundaries checked and verified by Joseph Conti.

Mrs. George second.

The motion passed unanimously.

Mr. Smith will sign the plan when the conditions are met.

The Public Hearing closed at 8:12pm.

Public Hearing - Tasha Trust (Jacques) and Daniel Bodwell Mr. Dennis Jacques explained the Lot Line Adjustment with Mr. Bodwell. Mr. Bodwell will receive 14.03 acres.

Mr. Larry Smith feels that the parcel with the narrow access would yield a buildable lot. An adjoining lot to Mr. Riley's will be sold to the Riley's eventually. This lot is 10.05 acres.

A letter requesting waiver of two meeting requirement was submitted. The Plan was drawn by Stockton Services and dated 4/1995. Mrs. Campbell saw no problems.

Mrs. Rossi-Lashoones motioned to accept the Lot Line Adjustment as presented conditional on Mr. Conti's check of the boundaries and the wording changed to "set" not "to be set" at the boundary marker sites.

Mr. Jacques requested the Board's leniency with the boundary marked within extreme wetland during the winter months; it is now underwater.

Mrs. Rossi-Lashoones stated that realistically, they would not skip that one bound if all the others were placed.

Mr. Berridge motioned to waive the requirement for second Public Hearing as requested and the Board agreed to take the word of the engineers and their note regarding the boundary placement; thereby approving the Lot Line Adjustment.

Mrs. Rossi-Lashoones second.

The motion passed unanimously.

The Public Hearing closed at 8:43pm.

Preliminary Discussion-Charlotte Wall Ms. Wall submitted a new plan for a proposed subdivision which now shows the access from her easement on Forest Drive. The 200 ft. requirement is now addressed through frontage through wetland. The Board found this plan to be viable. Ms. Wall will submit her application to the Town Offices for a Public Hearing.

Aerial Photograph & Frame Donated Ms. Charlotte Wall donated an aerial photograph taken during the mid forties to the Planning Board and Ms. Martha McMillan donated a professional framing of this photograph. The photograph may be obtained from the following address:

National Archives Trust Fund Bd; Washington, DC 20408,  
NNSC 91-238 LJC Map MB 17-480 - aerial photograph

Ed Smith Discussion Mr. Berridge went over the history of Mr. Smith's visit relevant to no documentation regarding the cistern requirements for the 10-lot subdivision on Giles Road. It was noted that David Conti, when Fire Chief put a note upon the plan for Mr. Smith but it was not available to the Town. Mr. Smith then brought the note and plan to the Selectmen and when it was made available, they decided that the Planning Board should also have the same information and confirm that they are in agreement with the contents.

The Board agreed that they had minutes which reflect that the cistem placement and timing for placement would be worked out with the then Fire Chief David Conti.

The Selectmen did not know what to do about the timing of installation regarding the 8th house so they sent it back to the Planning Board for confirmation. A telephone conversation with Mr. Conti backed up Mr. Smith's interpretation to receive a building permit for the eighth house.

Mr. Smith now will request the Selectmen to rescind the letter they sent to him.

Mr. Berridge felt the Planning Board should now agree/or disagree when the second tank is to be put in.

Mr. Smith stated that seven lots now have building permits/houses, including the Sullivans. The eighth lot is still available.

Mr. Smith noted that when he met with Mr. Conti, Mr. Conti insisted on two cisterns.

Mrs. Campbell noted that the Planning Board expert is Mr. Conti and his word is taken.

Mr. Richard Smith noted that the Fire Chief has made his decision and the Board accepts this.

Mrs. Rossi-Lashoones motioned to accept the wording as presented by David Conti that the second tank must be installed before the ninth building permit is issued.

Mrs. George second.  
The motion passed unanimously.

Mr. Smith requested to relocate one of the tanks.

Mr. Warren noted that the tank location has been moved once. He has reviewed the new location and sees no problem with it.

Mr. Smith noted that he found two five thousand gallon tanks but there is not enough room on the original area set aside for one 10,000 tank, and he wants to enlarge the size of the original deeded area. After a small discussion, Mr. Smith and Mr. Warren will meet at the site for discussion purposes to determine the site location for the second tank. The board reminded Ed to put in writing any discussion relative to the cistem.

Subdivision Regulations Mrs. Rossi-Lashoones motioned to post the Subdivision Regulation amendments prepared by Sarah Campbell for a public hearing at the June 15, 1995 Planning Board meeting.

Mr. Berridge second.  
The motion passed unanimously.

Charles Marden -MSKLumber Site Plan The plans for MSK Lumber were signed per the Public Hearing of April 1995.

#### Miscellaneous

Mr. Joseph Conti discussed the need to address trailer truck bodies used as storage facilities on private lots. He also asked what the size limits are on barns or garages.

The meeting was adjourned at 9:40pm.

Respectfully submitted,

Nancy J. Marden, Administrative Assistant