

Subject: Planning Board Work session Ref: 87002-RM
Date: May 20, 1987
Time: 8:00 pm.
Attendees: R. Smith, Sr., R. Marston, M. Keddy,
 S. Campbell, W. DiProfio, D. Andolina
Purpose: Regular Meeting

Mr. Smith began the meeting by reading a proposal for amendment, to the subdivision regulations as follows:

Add a Section V.J : The preliminary layout shall include a high intensity soil map, showing soil type and slope, to be drawn by a qualified soil scientist, recommended or approved by the Rockingham County Conservation District Board of Supervisors, requirements of each town.

One question was asked as to the reason for the change. Mr. Smith answered that most applicants were already submitting soil maps that proved invaluable to the board in evaluating the impact of subdivision proposals and that the new regulation would standardize the process.

There being no other questions, a vote was taken of the board and the amendment was passed unanimously.

First on the agenda were representatives of the Bell & Flynn Family Trust; Mr. Thomas Welch Jr. of Holland Donovan, Beckett. Mr. Welch began by requesting a 90 day extension to the subdivision proposal known as the Great Hill Development. He indicated a number of outstanding issues that needed to be resolved.

Mr. Smith asked that Bell & Flynn engineer, Michael Rafferty review the plans with the board. After the review and some discussion the board granted the extension. As to specific questions relative to roadways, slopes, access and egress, the board indicated that it would get back to Mr. Welch after consultation with the town's engineer.

Next on the agenda was an abutters hearing for the K V enterprises proposal know as the Red Gate Proposal. A revised plan was presented and reviewed with the board. Revisions included the elimination of lot #18 as a building lot, which became a conservation land area. Also revised was a cul-de-sac that shortened in order to avoid a utility right of way.

After discussing the new plans, other questions were raised as to roadways; slopes, traffic and cul-de-sacs.

Mr. Smith requested the results of the test pits taken at the development site, and the proposal scheduled for more discussion at the June meeting.

Next, Mr Charles Tucker, representing E. M. Bowley's proposal on route 108, to subdivide 11 lots adjoining the Carlton Cottuli subdivision. Mr. Tucker presented and reviewed site plans with the board.

Mr. Tucker was asked to contact utility companies having easements on the site, to obtain their approvals. Also requested was that the developer consider underwriting cost of improving old route 108, which becomes the major access road into the development. Mr. Tucker agreed to discuss that possibility with his client.

Mr. Daniel Bodwell came before the board to submit a check for fees required to notify abutters of his proposed development at the intersection of North and Sanborn roads.

The proposed site plan was reviewed by the board.

Other discussions of the board included:

1. Sarah Campbell suggested that the board consider asking both the F. F. Trust and K.V. Enterprises to donate a portion of their respective development sites to the town for future usage. The land could be used to support future town service requirements such as a fire station or recreation site.
2. Also recommended by Sarah Campbell was that the board develop a procedure for calculating road impact assessments to developers. These assessments would represent proportionate charges for road improvements made necessary by the approval of subdivisions.
3. Ms. Campbell reported that she had been in contact with the Department of Transportation in regard to the access permit to Route 111, from the Great Hill Development. She indicated that the State would be sending correspondence to the three abutting towns, and that it would take some time before a permit could be issued to the developers.

East Kingston Planning Board

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