

PLANNING BOARD
JUNE 21, 1989

MEMBERS PRESENT: Richard Smith, Chairman, William DiProfio, Selectman; Robert Marston, Kathy George, Mel Keddy and Sarah Campbell, RCPC.

Prior to calling the meeting to order, Mr. DiProfio informed the board that the Selectmen authorized the payment of \$850. from the Planning Board's budget to hire an independent consultant to monitor the fire protection system design and installation at the new school. David Conti has been informed of this and will proceed.

Chairman Smith called the meeting to order at 8:00pm.

The first order of business was Mr. Vernon Dingman, Engineer for the East Kingston school site. He presented the plans for review and explained to the members that he has furnished Dennis Quintal drainage calculations. The plans now await the final decision regarding the fencing around the retention area and the Fire Chief's report.

Mr. DiProfio said that Mr. Quintal has the calculations, but has not had a chance to review them. Mr. Dingman explained that he has supplied the flow charts to support the written flow data for Denny's use as requested. Ms. Campbell has a copy of the drainage calculations.

Mr. Dingman stated that Dave Conti was still waiting for word about the Fire Marshall's evaluation pertaining to the fire protection devices. Mr. DiProfio stated that the State Fire Marshall's office doesn't have the manpower and that the Planning Board will hire an independent consultant to assure proper code enforcement.

Mr. Dingman presented a copy of his letter from the School Board to the Planning Board regarding the fencing situation and their proposed resolution.

Mr. Dingman explained that the retention area and the rip-rap will actually decrease the flow of water off site.

There was a general discussion that a safety enclosure is required and that it is still a matter for resolution between the two boards, and Mr. Dingman stated that the construction company will put up a construction fence around the retention pond.

Ms. Campbell said that a decision should be made about the fence.

Mr. DiProfio motioned to conditionally approve the site plan. The conditions that must be met are:

1. Drainage calculations reviewed and approved by D. Quintal.
2. Safety provisions for the retention pond.
3. Review and approval of the fire protection plan by the Independent Consultant.

Mr. Keddy second.

Mr. Smith called for the vote. The motion passed 5-0.

Mrs. Priscilla Ross presented a plan to the Board which she used to explain that she wishes to subdivide another lot from her remaining parcel on Rte. 107. She stated that she has requested permission from the state to use the present entrance, but she has not received any response from them at this time.

Mrs. Ross submitted an application for subdivision at this time. She proposes to create one 5 acre ^{lot} with the 400 ft. frontage that remains in East Kingston. Three additional lots are already existing adjacent to this piece. The plan she was referring to for orientation was drawn by Parker Survey and dated June 1979.

Mrs. Ross questioned if she would be required to have a high intensity soil test done as this is high ground and there are no wetlands involved.

Ms. Campbell suggested that she bring in a soil scientist survey map showing her property, and then the board could determine if it were necessary.

A Public Hearing for Mrs. Ross was scheduled for July 19, 1989 at 8:00pm. She will require a test pit dug and a preliminary plan.

Mr. Henry Lewandowski, Sr. came before the board inquiring how he could straighten the lines front to rear (from Rte. 108 to the railroad bed) for future sale. He contends he is being taxed for one two acre lot and he would like to establish a two acre lot. Since all of the road frontage available to this ten acre lot would be necessary to establish a two acre lot; there would remain one landlocked eight acre piece. Board members and Mr. Conti explained that this would not be feasible. They further suggested after some discussion that a possibility would be to add the eight acres to the Guimond property which abuts it to the front near Rte. 108. This would require a lot line adjustment.

Mr. Joseph Conti, Building Inspector arrived during Mr. Lewandowski's presentation.

Mr. Smith recognized Mr. Ray Morin who stated that he was informed that he would be required to get another test pit in order to sell his previously subdivided lot. The Board determined that this is an approved lot. Ms. Joan Lowell, Hennessey Realty, Century 21, agent, was with Mr. & Mrs. Morin. She explained further to the members that there has been a great deal of confusion and cross-information between the prospective buyer and getting a septic system designed.

Ms. Lowell inquired how far the system has to be from wetlands.

Mr. Keddy explained the proximity to the Exeter watershed area and that it would have to meet the criteria for the region.

Mr. DiProfio then clarified that the Town of East Kingston did not pass this criteria.

The Board assured Mr. & Mrs. Morin that they have an approved lot which is buildable by East Kingston standards. It was suggested to them to hire another septic designer. Mr. DiProfio explained the process to obtain state approvals.

Mr. Smith asked "What are we going to do with the trash?"

Mr. DiProfio answered that "We don't know yet". There was brief discussion about the past few weeks meeting to meet the disposal of waste problem.

Dr. Marston motioned to adjourn at 9:05pm.

Mr. Keddy second. The motion passed 5-0.

Respectfully submitted,

Nancy J. Marden, Secretary

Typed: 6/22/89