

EAST KINGSTON PLANNING BOARD

July 15, 1993

Attending: Richard Smith, Sr., Chairman, Cathy George, Mel Keddy, Joe Cacciatore; Amanda Rossie (late)

Others Attending: Peter Dow, RPC Circuit Rider; and Larry Smith, Conservation Commission

The meeting was called to order at 7:50pm by Chairman Smith.

The Public Hearing continuation for Francis Colanton, Site Plan Review was opened at 7:51pm.

Mr. Hayden, Soil Scientist for Mr. Colanton asked for specific waivers as shown in his letter to the Board dated 7-15-1993. He stated three of these waivers have been granted while one remains to be acted upon after the site walk. He noted that Richard Smith and Larry Smith attended this site walk. Mr. William DiProfio, an abutter also attended the site walk.

Mr. Hayden stated that he has submitted a slightly revised plan to the Board. Tee #2 has been moved away from the Town Line. It is now 64 ft. from the property line (DiProfio's) to the tee. It is about 25 ft. into the Town of Kingston. The tee will be treated as a structure for setback purposes at the request of the Kingston Planning Board. They also requested that the Town line be treated as a property line for such setbacks.

A staggered row of conifers will be planted. Red pine (fast growing) and American arborvitae will be planted in front (slower growth and limbs that tend to stay closer to the ground) will be used. Mr. Hayden explained that the red pine have an upward growth and that Mr. Colanton has agreed to fill afterwards should this become necessary.

A 50 ft. buffer for the rest of the property, to the rear, is requested. This will only be fairways and greens. All of the rest of the construction will be within Kingston. It was noted that they will be returning to Kingston in a couple of weeks for finalization.

There is a change from silt fencing to hay bales as requested by the State for silt control within the wetlands.

A note will be included regarding the wetlands and the State's request. Trees will be cut with no disturbance of the surface.

Mr. Smith noted that there will be 30 ft. from the property line, plus 35 ft. to Mr. DiProfio's property line.

The Board had no questions at this time.

Mr. DiProfio requested a five ft. fence be included and this is to include the back edge of the stone wall to prohibit trespass around it.

Mr. Colanton agreed to maintain the fence and then agreed to add more up to the stone wall as requested by Mr. DiProfio.

Mr. Keddy asked how tall the trees would be when they are planted.

Mr. Hayden said they would be 3-5 ft. for the red pine; 3 ft. for the arborvitae. They will be about 5 ft. apart and they may have to do some thinning in the future as they grow bigger.

Mr. DiProffio said the Kingston Planning Board requested a list of chemicals to be used and he said he is requesting copy to be provided to the East Kingston Board as he plans to annually test his well for contaminants coming from the application of pesticides/herbicides.

Mr. Hayden explained that the NH Pesticides Control Board requires annual reporting of all use of any herbicides, pesticides, etc. Usually fertilizers are not reportable.

Mr. Hayden said they will provide East Kingston with a copy of the methodology of application of these items.

Mr. Smith asked if the Board would like a bond for the trees.

Mr. Dow stated this could also be handled by a condition of approval.

Mr. Keddy asked what affect that would be to the conditional approval.

Mr. Hayden stated they would bond if necessary.

Mr. DiProffio stated he is more concerned with the noise, and he doesn't care if the trees are there or not. He stated Mr. Colanton had earlier agreed with him, personally, that he would put in a noise barrier.

Mr. DiProffio noted that the pro shop will open at 7:00am, but there has been no discussion of the actual golfing time.

Mr. Smith noted the exact buffer description appears in the letter from Mr. Hayden.

Mr. Keddy motioned to conditionally approve to include all the criteria as written in the letter from James Hayden, Soil Scientist dated July 15, 1993, and with the addition of the fencing to the stone wall per Mr. DiProffio's request (and description).

Mr. Cacciatore second.

The motion passed unanimously.

Mr. Dow requested that a note be placed on the plan noting the fencing and to be more specific about the buffer.

Mr. Hayden agreed to do this. He noted that he was attempting to dovetail these requests with changes which might be added by the Kingston Planning Board.

Mr. Dow asked that the proper kind of fencing be used, to match what is currently in place and that it should be five ft. high.

Mr. Dow noted that they can come back to the Board members for signatures once written and Kingston has approved.

The next Kingston Planning Board meeting will be August 3, 1993 at 7:30pm.

This hearing was adjourned at 8:17pm.

Mr. Keddy motioned to accept the minutes of June.

Mr. Cacciatore second.

The motion passed unanimously.

Mr. Dow notified the members that he has a copy of the Kingston Planning Board minutes pertaining to the Colanton Golf Course for the East Kingston Planning Board file.

The Board members voted to cancel the August meeting unless an emergency request arises.

The meeting was adjourned at 8:32pm.

Respectfully submitted,

Nancy J. Marden, Administrative Assistant

Typed: July 16, 1993