

TOWN OF EAST KINGSTON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
August 15, 1996

FILE

AGENDA

8:00 Christa Thistle - Discussion - Wetland Building Permit
8:15 Planning Board Work Session

Planning Board Members Attending: Richard A. Smith Sr. - Chairman, Catherine George, Madeline Marshall - Alternate and Beverly Fillio - Alternate (7:50 p.m.).

Absent Members: J. Roby Day- Ex officio, Ed Johnson, Dr. Robert Marston, and Robert Nigrello - Alternate.

Others Attending: Lawrence Smith - Conservation Commission Chairman, Sarah Campbell - RPC Circuit Rider, and Christa Thistle.

Chairman Smith opened this August 15, 1996 public planning board meeting at 7:37 p.m. with the roll call.

July 18, 1996 Planning Board Minutes: The board reviewed the July 18, 1996 minutes and noted corrections.

MOTION: Mrs. George motioned to accept the July 18, 1996 Planning Board minutes as corrected. Mrs. Marshall second. The motion passed unanimously. (4-0)

NYNEX Letter: The board acknowledge a letter of intent of the future use of an existing NE Telephone service building located at 29 Giles Road submitted by NYNEX: reference the conditional approval of a site plan review at 58 Willow Road, (see attached).

It was noted that no immediate future use was outlined, but that the possibility of it's usage may be necessitated in 3 to 5 years. Concern of the Giles Road service building's lack of upkeep was discussed.

MOTION: Mrs. Fillio made a motion to send a letter to NYNEX, requesting the maintenance and upkeep of the Giles Road service building be addressed prior to signing the mylar of the newly proposed site plan review at 58 Willow Road. Mrs. George second. The motion passed unanimously. (4-0)

Christa Thistle - Discussion - Wetlands Building Permit: Mrs. Thistle explained that since the last PB meeting, she has received a test pit inspection by Mr. Larry Smith, CC Chairman, for the proposed 2 stall horse barn area, located at her home of 48 Sanborn Road.

Mr. Smith stated that Bob Rossi dug the test pit. He reported that at 3 feet the soil indicated moisture, at 2 feet no water came into the hole. He then stated that at the last conservation meeting, this proposed barn was discussed, resultant in CC Board's approval for it's construction at this site.

MOTION: Mrs. Fillio motioned that the Planning Board has reviewed the conditions of the land at 48 Sanborn Road with Mr. Smith - CC Chairman and recommend the Building Inspector go ahead with the building permit process to construct a two-stall horse barn at this proposed site. Mrs. Marshall second. The motion passed unanimously. (4-0)

Letter from Herb Woodworth: The board acknowledged a letter from Herb Woodworth, 31 South Road regarding Article VII Commercial District. (See attached.)

The board requested that Mr. Day respond to this letter on behalf of the Planning Board and as a selectman. The board also requested that a copy the Warrant Article for Article VII be sent to the board for review.

Handbook of Subdivision Regulations: The board requested that 2 copies of the Handbook of Subdivision Regulations be purchased via the Office of State Planning for the cost of \$5.00 each to be kept at the Selectmen's office for PB members to sign out.

Planning Board By-Laws: Mrs. Campbell reviewed with the board the Rules and Procedures of the East Kingston Planning Board, noting the following changes:

1. Members para. 2: Delete "In accordance with"

The issue of a member missing an excessive number of meetings being removed from the board and whether it should be addressed in the by-laws was discussed. Chairman Smith noted that excessive absenteeism has never been a problem on this board and that speaking with such a member would be sufficient action taken.

The board was in agreement that nominating a vice-chairman was in the spirit of appropriate by-law practices and further noted the next long-standing member be considered for the position.

2. Officers para. 2: Change 'appointed by Chairman' to "appointed by Selectmen".
3. Meetings para. 3: Delete paragraph
4. Meetings para. 5: Delete "No more than two alternate members shall sit in fulfillment of a quorum"

Discussion of whether mailing information ahead to PB members was necessary as the board voted to use the first half hour of each meeting for preparation. It was noted that some members prefer to research issues prior to the meetings.

The order of business would read as follows:

- a) Call to order by Chairman
- b) Roll call by Secretary
- c) Review and acceptance of minutes of previous meeting
- d) Reading of correspondence by Chairman
- e) Hearings on subdivision/site plans, etc. not to be scheduled before 8 p.m.
- f) Other business
- g) Adjournment

5. Notice para 1: Change "Public notice" to "Legal notice".
6. Records para 3: Notice will also be mailed to the applicant within "144" hours.

RPC Contract Work Update: Mrs. Campbell reviewed the following contract work with the board:

Water Resource Management Protection Plan - This contract was executed to address the deficiencies in the Office of State Planning's review of East Kingston's water plan adopted in 1991. This contract was due to be completed in June 1996. As of this date, the plan is not completed.

Master Plan: The Community Services & Facilities Chapter and the Existing Land Use Chapter under a targeted block grant program have not been completed.

Mrs. Campbell stated that because the above are not completed, it would not seem practical to begin the Capital Improvement Plan. Postponing the CIP will not result in the loss of the matching grant of \$3,000 from the RPC. It is Mrs. Campbell's goal to have drafts of the CS & F and LU Chapters ready by the September work session meeting.

Work Session: The board will hold the September Planning Board Work Session on Thursday, September 12th at 7:00 p.m. at the Town Offices.

Town of East Kingston Existing Land Use Map: The board reviewed the land use map and noted corrections. It was noted that this would be the last opportunity to make corrections before the final print.

Incoming Correspondence: Chairman Smith acknowledged a letter from NH DES (see attached) regarding the building inspector's approval of a septic plan for MBL# 10-2-7, Jeremy Russman. The board questioned how Mr. Russman has been granted so many variances from the EK ZBA regarding this property.

The board requested copies of the ZBA minutes regarding this parcel for review.

MOTION: Mrs. George motioned to adjourn. Mrs. Fillio second. The motion passed unanimously and this August 15, 1996 public Planning Board meeting closed at 10:02 p.m.

Secretary

Minutes completed August 19, 1996