

TOWN OF EAST KINGSTON, NH
PLANNING BOARD MEETING MINUTES
August 21, 1997

FILE

AGENDA

- 8:00 Matthew & Lynne Blunt - 22 Joslin Road - Subdivision - Public Hearing
8:30 David & Julie Young - 23 Willow Road - Minor Lot Line Adjustment

Members attending: Richard A. Smith, Sr. - Chairman, Edward C. Johnson - Vice Chairman, James Roby Day, Jr. - Ex-officio, Dr. Robert Marston, and Alternate Beverly Fillio.

Absent: Catherine George and Alternate Robert Nigrello.

Others attending: Lawrence K. Smith - Conservation Commission Chairman, Sarah Campbell - RPC Circuit Rider, Matthew Blunt, Amy Edwards, David Young, Mr. & Mrs. Stanley Drew, and Wayne Carroll.

Chairman Smith called to order this August 21, 1997 public planning board meeting at 7:34 p.m. with the roll call. He designated Beverly Fillio to vote in the absence of Catherine George.

July 17, 1997 Planning Board Minutes:

MOTION: Mr. Day motioned to approve the July 17, 1997 Planning Board Minutes as presented. Mrs. Fillio second. The motion passed 5-0.

Correspondence: Chairman Smith acknowledged the following correspondence:

1. RPC Targeted Block Grant - The Town of East Kingston was not awarded the 1998 TBG Assistance. East Kingston has been awarded more funds than any other town.

The board discussed use for the \$3,000 set aside for this grant. Options were to scale back the \$4,000 Future Land Use project to \$3,000 or to estimate other remaining projects.

2. Office of Economic Initiatives Workshop - September 16, 1997 at Waterville Valley. Workshop on community resources.
3. NHMA 10th Annual Municipal Volunteers Awards nomination application.
4. NHMA Municipal Law Lecture Series - September 24, October 1, October 8, 1997. Mr. Day, Mr. Johnson, Mr. Smith and Mrs. Fillio are interested in attending.
5. ZBA Notice of Public Hearing: Raymond Quinn request for variance.
6. Biosolids Bulletin
7. Proposal Writing and Grantmanship workshop - Oregon.
8. EPA Technovision bulletin on Stormwater.

Work Session: A work session will be held on Thursday, September 4, 1997, 7:00 p.m. at the Town Offices. The agenda will include discussion of the CIP and new commercial district proposals.

Matthew & Lynne Blunt - Subdivision - Public Hearing: Chairman Smith opened the public hearing for Matthew & Lynne Blunt at 8:00 p.m. The applicants propose to subdivide 31 acres into 8 parcels located at 22 Joslin Road, MBL# 17-2-7.

Mr. Blunt informed the board that he planned to subdivide his property at some point in time, however the natural gas pipeline companies have forced him into executing these plans sooner than expected. The proposed new gas pipeline easement is expected to run deep into two proposed lots (of the subdivision).

He continued to explain that the pipeline companies have offered only \$1200 for his land/easement. Getting this subdivision on file with the Town and the State will benefit his (Blunt's) argument with the pipeline companies that his property is valued at more than the \$1200 offered.

Mr. Blunt stated that he has asked the pipeline companies to place the pipeline easement closer to the railroad tracks. This request was denied.

The board reviewed the plans and application submitted by Mr. Blunt. The board noted deficiencies in the plan that were necessary to deem the application complete. Discussion entailed regarding invoking jurisdiction of the proposal.

At the request of the applicant the board agreed to invoke jurisdiction.

MOTION: Mrs. Fillo motioned to invoke jurisdiction on the application to subdivide 31 acres into 8 parcels located at 22 Joslin Road, MBL# 17-2-7. Mr. Johnson second. The motion passed 5-0.

For the record, the board noted the following items to be addressed:

1. Cul-de-sac currently measures 1180 feet when only 1000 feet are allowed;
2. Plan must show new gas pipeline easement as well as existing;
3. Topography and soils mapping required;
4. MBL# to be noted on the plan;
5. Abutters names & MBL#'s to be noted on the plan;
6. Plan must meet fire pond provisions;
7. Proof of LLS NH certification must be provided;
8. Drainage plan/report needed (Art. VIII.E.2);
9. The plan must receive State Subdivision approval;
10. Test Pits must be shown on plan;
11. Proposed driveways shown on plan.

Abutter Amy Edwards representing her parents (Bibbins), stated that she is interested in the exact location of the proposal as well as its time frame.

Mr. Blunt stated that there is no specific time frame at this point. He explained the location of the proposal and offered Ms. Edwards a copy of the proposal plans in which she accepted.

Chairman Smith then ordered this public hearing to be continued at the September 18, 1997 meeting. Mr. Blunt will be placed on the agenda for 8:00 p.m.

David & Julie Young- Minor Lot Line Adjustment: Chairman Smith opened the meeting for David & Julie Young's proposal for a lot line adjustment between MBL#'s 8-1-19 and 8-1-5, located at 23 and 31 Willow Road at 8:30 p.m. Both parcels are owned by the Young's.

Mr. Young stated that it is his intention to move the abutting lot line between MBL#'s 8-1-19 and 8-1-5 to allow 8-1-5 to reclaim the remaining field. He has prospective buyers for the MBL# 8-1-19. This lot line adjustment would leave MBL# 8-1-5 with 10.12 acres and 8-1-19 with 4.34 acres.

It was noted that 3 concrete bounds would need setting. Mr. Young stated that he will also set an existing boundary marker that is missing, thus setting a total of 4 bounds.

The board reviewed the existing septic plans of 8-1-19. Also reviewed was the existing driveway for 8-1-19. Although there are no provisions for driveway setbacks from the boundary, it was noted that the existing driveway appeared to be right on the boundary.

Mr. Young stated that he will move the 3rd segment pin 10 feet closer to the road, allowing more space between the existing driveway in question and the boundary.

Abutter Wayne Carroll stated that he had no problems with the proposal.

MOTION: Mrs. Fillo motioned to approve the Minor Lot Line Adjustment for MBL#s 8-1-5 and 8-1-19, located at 23 & 31 Willow Road with the following conditions:

1. 4 concrete bounds be set;
2. Show both existing driveways on plan;

3. Show the septic system of lot 8-1-19 on plan;
4. Indicate owners of both parcels on plan; and
5. Show new boundary line (3rd segment boundary) 10 feet closer to the road.

Mr. Johnson second. The motion passed unanimously.

It was noted that the board found the subdivision worksheet generated by the recording secretary helpful. It was requested that drainage reports, driveways, and septic systems be added to the worksheet.

Capital Improvements Program: Mrs. Campbell distributed a draft of the CIP. The board reviewed tables 2, 5, and 7. It was noted that the Assessed Tax Rate per Thousand on Table 7 may need adjustment. Current calculations show 1998 tax rate at \$30 per thousand.

The board discussed CIP proposals submitted by other departments and noted a need to acquire land to accommodate such proposals. (I.e. new fire station, police station.)

Chairman Smith stated that if the town is in need of new facilities and land, the townspeople must be informed. Making use of the East Kingston Newsletter is an opportunity to do so.

Mr. Day stated that the FLUAC has been hard at work doing the ground work for the possibility of acquiring new land.

Mrs. Fillio stated that the Library Trustees are currently entertaining conceptual drawings of a proposed addition to the library. It is their intention to keep its historical features intact.

CIP input was still needed from the road agent, emergency management, the treasurer, and the recreation dept.

Commercial Zone Proposal: Mr. Day stated that the town is in need of space. The Kennerly property 11 acre lot could solve many of the space problems the town is faced with.

He continued to say that the FLUAC would like the Planning Board to consider expanding the commercial district in town as a way to encourage creating a town center.

Again, the Kennerly property was discussed for possible acquisition by the town. State and federal funding would not be available to purchase this land because it does not create new jobs and it doesn't help low income families. Ideas for the use of the property was discussed.

Mr. Day stated that the FLUAC will work in parallel motion with the planning board to propose a new commercial district along Route 107 (Town center) and to acquire the Kennerly property.

The last effort to create a new commercial zone was defeated. Townspeople expressed then that although North Road was not a suitable area for a commercial district, Route 107 towards the center of town was.

Further discussion to be taken up at the September 4th work session.

MOTION: Dr. Marston motioned to adjourn. Mr. Day second. The motion passed 5-0 and this August 21, 1997 public planning board meeting ended at 9:41 p.m.

Respectfully submitted,

Catherine Belcher

Secretary

Minutes completed and on file August 22, 1997.