

## EAST KINGSTON PLANNING BOARD

September 16, 1993

Attending: Richard Smith, Sr., Chairman, Cathy George, Robert Marston, Joe Cacciatore;

Others Attending: Peter Dow, RPC Circuit Rider; and Larry Smith, Conservation Commission, Joe Conti, Building Inspector

The meeting was called to order at 7:40pm by Chairman Smith.

**Mapping** Mr. Dow stated the Selectmen have approved the funding for a Tax Map revision using the GIS Base Map. He will be sending a short contract for the Selectmen or the Planning Board to execute before beginning the project. David Honor will prepare the base map and Larry Smith will update the new subdivision roads. The base map will show all Town roads. The draft is anticipated to be ready for the October Planning Board meeting.

Mr. Cacciatore asked if the new roads addition would be useful to him regarding the block grants. It was determined they would locate the streams and physical features.

Mr. Dow noted that the Town wide mapping for wetlands, agricultural soils are already in the system.

Mr. Dow stated this would give a better estimate of the Town roads added since 1988.

Mr. Cacciatore stated the grants are based on the miles of roads.

Mr. Dow noted that the maps are computerized.

Mrs. George motioned to spend \$250 to have the updated maps done.

Mr. Cacciatore second.

The motion passed 3-1. Dr. Marston opposed.

**Planning Board Rules of Procedure** The Board will review the Bylaws or Rules of Procedure. Mrs. Marden will bring them to the next scheduled meeting of the Board.

Mr. Dow suggested a rule be considered which would allow the Chairman or Vice Chairman to sign plans which have been duly authorized for such by the regular membership.

**BOCA Standardization** Mr. Conti noted that the Ordinance should be adjusted to agree with the BOCA Codes regarding the building permits. Time elapse before revocation because of work not started should be six months, not three.

There was discussion regarding other requirements of the Building Codes versus the BOCA Codes.

**Clint Furnald-Information Discussion** Mr. Furnald stated that he wants to subdivide a two acre parcel on South Road. He stated the entire piece is now under current use assessment.

There was discussion regarding the sectioning of the piece. Mr. Dow stressed that the minimum would be two acres for a single lot.

Dr. Marston asked what the problem was with setting a marker on the site, as previously discussed.

Mr. Furnald stated it was the cost and the mowing problem which would occur with the marker placed in the middle of the field. He then asked if the lot configuration matters.

Dr. Marston stated he would have to have a two acre lot.

Dr. Marston also stated that he would require a marker if the distance from one mark to another was a long distance also. He stated there would also be 200 ft. frontage requirement.

It was determined there are no wetlands here.

Mr. Smith asked if there would be any soils work required on the piece.

Mr. Furnald stated he doubted if there would be; he did a test pit when he put the house in and all the requirements will meet the setbacks.

It was noted that State approvals would be required on the parcel as it is less than five acres.

Mr. Dow stated soils mapping would not be required.

**Correspondence Received:**

Several items were given to Mr. Dow for the Planning Board files.  
Wetland Permit copies were received and to be filed.  
Gas line installation (new-24" pipe) has been delayed until 1997  
NH Land Surveyors Assoc. (request to check all surveys against the current list of surveyors as supplied)  
Law Lecture Series (Cathy George will attend)  
Procedures to go under the power lines  
PATAC Correspondence for files  
RPC Correspondence for files  
Hearing notification for Railroad - July-past  
Bell & Flynn fire cistern prints  
Rail information received - for file

**Minutes**

Dr. Marston motioned to accept the minutes of July 15, as printed.

Mrs. George second.

The motion passed - all in favor.

The meeting was adjourned at 8:50pm.

Respectfully submitted,

Nancy J. Marden, Administrative Assistant

Typed: Sept. 23, 1993