

PLANNING BOARD OF EAST KINGSTON, N.H.

MEETING MINUTES - SEPTEMBER 16, 1981

Members present:

Richard Smith, Sr. - Chairman  
Richard Smith, Jr. - Selectman  
Bill DiProfio - Clerk  
Dr. Robert Marston  
Gerald Bean

8:00 p.m. - Hearing on Ladd Subdivision (Final)

Chairman Smith read the legal notice from the Exeter News Letter. Attorney Giles represented Mr. Ladd. The note on changing to "Lot 1-8" was made to the plan. This plan shows a subdivision to include lots 9 and 10 and a remaining section of 12.6 + acres. The plan did not include the notes requested by the board at the last hearing. With Mr. Ladd's attorney's permission and agreement, the board added the following notes and approved the subdivision by voice vote:

1. A 60 foot right of way to the land of Monahan and "formerly of Sanborn" must be shown on any future subdivision of the 12.6 acres.
2. The existence of a right of way to the Monahan property across the 12.6 + acre parcel is undisputed. The exact location and width may be in dispute.

Mrs. Lucyann Jacques objected to the right of way not being shown on the plan and feels the location is across lots 9 and 10 of the subdivision.

8:50 p.m. - Hearing on Carter Subdivision (Preliminary)

Mr. Dingmann represented the Carter's who wish to subdivide a parcel on Willow Road. The Carter's were present at the hearing. The subdivision will change a 31 acre parcel into a 27.9 acre lot and a 4 acre lot. The frontage of the 4 acre lot is 200 feet. The frontage of the 27.9 acre lot is 62.30 feet and 129.82 feet which are non-contiguous and do not total 200 feet. The frontage is 7.88 feet short. Mr. Farnum objected to the subdivision because he did not expect development this soon (8 months) after buying his house from the Carter's. He is also concerned about the well and septic system situation in the area. Mr. Poole was present for general interest. The board disapproved the subdivision for lack of frontage. DiProfio will write a letter to the Carter's denying the request and alerting them to the opportunity to have a hearing before the board of adjustment.

9:45 p.m.

The chairman alerted the board to changes in the laws relative to subdivision hearings. DiProfio will check our compliance. Jane Kenney notified the board of changes in the law relative to mobile homes. We are in compliance with Option 1.