

TOWN OF EAST KINGSTON, NH

PLANNING BOARD

September 17, 1992

Present: Richard Smith, Chairman; Catherine George, Mel Keddy, and Amanda Rossi, Alt.

Others present: Mr. Conti, Building Inspector; Larry Smith, Conservation Commission, and Mr. Bird, RPC

Call to order: Mr. Smith called the meeting to order at 7:37pm.

Minutes: The minutes of August 20, 1992 were approved with the following corrections:

- Pg. 2 - paragraph 8-sentence 3-These chemicals will be disposed "of" down the —
- Pg. 3 - paragraph 6-sentence 1-"Mrs." not Mr. Naumetz said this--- sentence 2-plenty of room in their backyard.
- Pg. 3 - paragraph 12-sentence 3----"that they should stop (the yard sale) with a Cease & Desist order.
- Pg. 4 - paragraph 10-sentence 1 - add "is provided."

Incoming Correspondence:

1. Letters from Civil Consultants re: Brandywine Estates.
2. Letter from Civil Consultants re: Red Gate-all okay.

The Board reviewed the letter sent to Mr. Gary Sturgis from the Board of Selectmen regarding the need for a Site Plan Review.

Clint Furnald Mr. Furnald was present to informally discuss his proposed subdivision of property off South Road. He stated that he was seeking information in order to facilitate his decision about the feasibility of going forward with a subdivision of land and his home in East Kingston. Mr. Furnald noted that he owns a parcel of 17 acres with a house on it which is located entirely within East Kingston. Mr. Furnald stated that he wants to remortgage the house and the bank is not looking to mortgage excess land. They prefer land on the two acre house lot. He is seeking to subdivide the house and two acres and leave a 15 acre parcel. The house is five years old. Mr. Furnald is seeking advise as to whether the proposal is approvable.

Mr. Furnald also requested not to place monuments until the property is sold. He stated that in the future, the property in South Hampton would have to be included.

Mr. Smith asked if any part of the proposed subdivision was in South Hampton.

Mr. Furnald stated that all is located within East Kingston.

Mr. Furnald stated that he wants the basic requirements of subdividing.

Mr. Smith asked if he has soil samples for subdivision.

Mr. Furnald stated that two acres is not in current use now, it is taxed as a house lot.

Mr. Furnald noted that there is 200 ft. frontage on South Road. The driveway is located on South Road. There is a lane passing through this property.

Mr. Smith asked if this lane would interfere with the property line as sketched on the plan being used by Mr. Furnald to explain to the Board what his proposal would be.

Mr. Furnald did not feel this lane would interfere. There is about 1000 ft. of frontage in East Kingston.

Mr. Bird noted that the State would require a State Subdivision approval.

Mr. Furnald stated that the well and septic system exist, they are only five years old.

Mr. Furnald said he only wants the surveyor to add the new property line on the new mylar.

Amanda Rossi arrived at this time - 8:03pm.

Mr. Furnald again inquired about the requiring of monumentation.

Mr. Smith stated that it is in the regulations.

Mr. Bird said monuments need to be placed at the time of subdividing at the new lines.

Mr. Keddy requested a third marker, and the Board allowed that drill holes in stone walls that exist are sufficient.

Mr. Conti asked what the distance was from the lower part of the newly proposed line and the upper part...the longest lot line of the proposal.

It was determined it was plus/minus 550 ft.

East Kingston Realty Trust The Public Hearing was re-opened at 8:07pm.
Mr. Pica was present.

Mr. Pica noted that he now has the Civil Consultants review and he will present a proposal for Impact Fees this evening. He acknowledged that the Town will decide the final Impact Fee. He stated he thought the Articles of Association were already approved by Town Counsel, and has recently found that this is not the case.

While referencing the review from Civil Consultants the following was discussed:

1. Problem with Andrews Lane being paved at 12ft. and 30 ft. the actual width. The new section will taper back further to accommodate the recommendations.
2. Dam permits have been received and will be submitted.
3. Silt fence is continued, has done all around the pump house.
4. The Sheet numbers were changed as recommended.
5. Culverts across driveways are labeled.
6. Sheet labels not on #1 or #2. To clarify numbering of the sheets, those sheets not to be filed at the Registry now state: "Town File #1 of 18, etc."
7. Silt fence labeled on Unit #12.

Sheet #2

1. Note now denotes there will be two parking spaces per unit.
2. #3-latest changes not reflected.
#5 and #6 - profile grades are done.
3. Fill from cut will be used on site.
4. Mr. Keddy advised that "20 MPH Speed Limits" would need to be petitioned to the Town Meeting.

Sheet #7

1. The Fire Chief is to determine where the dry hydrant is located at each of their locations.
2. Anchor slab will be designed by the company who installs/provides the tank. Details on building the anchor slab will be according to their specification.

Sheet #11

1. Wall thickness now shown on both sides.
2. ACI codes are followed and so noted on the sheet.
3. Will wrap as per Town Engineer's request.

Sheets #12 and #13

1. Match corrected and is now correct.
2. There will be five leach fields total, they are large. Twenty scale drawings are for the purpose of building the leach beds.

Sheet #14

1. Driveways are now shown.
2. Drainage is satisfactory.
3. Easements-drainage swales. Easements are not necessary as the Articles of Association allow the Town to come in and do corrective work if necessary and backcharge. An added note is present to take care of easements which could cause mega-problems with maintenance questions. All are addressed within the Articles of Association.

Mr. Pica noted that the drawings are now finalized. The Articles of Association still need to be approved.

Mr. Keddy said that he had some questions on the Articles of Association.

Mr. Pica addressed the Phasing Plan. Under Phase I there would be two units located nearest Route 107. Units 1-7 would be built under Phase II and Units 8-19 would be built during Phase III.

Mr. Conti asked how long each phase of the road would take.

Mr. Pica stated that the first two units would result in the temporary cul-de-sac and then they would also have to bring up the water. It was estimated that the water lines would be some 2100 ft. long.

Mr. Smith described that it would be physically impossible to move the dirt from the hill without moving it to the portion of road at the lower ends.

Mr. Pica asked that the Board read the Phase Plan.

Mr. Smith noted his concern about getting water to the top houses.

Mr. Pica said he is hopeful to put in the whole road, however he wants to leave the options open.

Mr. Smith questioned the driveway/roadway permit from the State.

Mr. Pica noted that all drainage and complete road through Phase II was planned. Any disturbed work would be loamed and seeded or stabilized to prevent erosion.

Mr. Pica said the well is drilled, the testing is complete. Prescott Pum is doing the work. They are now awaiting lab reports. All looks well to date.

Mr. Pica submitted the Impact Fee proposal. He noted that they have offered \$700 per unit as a final Impact Fee. This was based on the donation of the land to the School District and the making of a through road from Andrews Lane to Route 107; as well as the dry hydrants.

Mr. Smith noted that all developers have put in dry hydrants, etc. and therefore, this is not a consideration for Impact Fees.

Mr. Keddy noted that even if the economy is recessionary (as earlier stated by Mr. Pica in his submission of the figures), new property continues to enjoy good sales.

Mr. Pica noted that all homes will have foundations. There was discussion about the prices of recent home sales. He said they may go with stick built homes rather than manufactured homes.

Mr. Pica stated the Fire Chief is satisfied with the plans for the hydrant and the Deputy Fire Chief asked for a letter to be signed by Mr. Colanton. He noted that the homes would be serviced by the hydrant or by a tank. He noted that in talks with Mr. Colanton, Mr. Colanton wants to retain control as to when the hydrant is installed so as not to disturb his business. Mr. Pica said that Mr. Colanton was not willing to sign a letter allowing the hydrant on the Golf Course pond.

Mr. Conti stated that something has to be drawn up to insure that water can be drawn from Mr. Colanton's pond and this has to be in writing.

Mr. Smith thinks the Impact Fee should be higher than that offered.

Mr. Pica asked what Impact Fee was levied on Mr. Decker.

Mr. Smith noted that because the development at Brandywine Estates is located off a State road, none was levied. Mr. Pica was reminded that he is impacting Andrews Lane.

The Board advised Mr. Pica that they would take the matter under advisement and get back with a figure.

Mr. Pica feels that his plans are now 100% complete and conditional approval is needed. He noted that he has addressed the Conservation Commission letter, the letter from Civil Consultants, the Articles of Association, Phasing Plan, Location of the School Zone signage and Impact Fees.

Mr. Pica stated that he will be looking for conditional approval next month.

Mr. Keddy stated that he has questions on the Articles of Association. He noted these things were lacking:

1. No mention of annual meeting of members.
2. No election of officers.
3. No mention of where meetings are to be held, etc.
4. No membership is mandated.

5. Ownership ends just 10 ft. from individual houses, rest if owned by community; how are they notified of problems.
6. No budget process.

Mr. Pica then stated there are more pages to the Articles of Association than Mr. Keddy was given. The Board only received 21 pages.

Mr. Smith made it clear that bonding would be required for final signing of the plat.

Mr. Pica stated that he now has contractors looking at the project.

Mr. Conti stated that if manufactured homes are considered, the length must not be less than 22ft. nor longer than 55ft.

Mr. Pica stated they were considering prebuilt housing, possibly an Alouette Home, however, they are now considering stick built housing because of the change in the market.

Mr. Bird noted that the deed to the property to be given to the school would have to be drafted and recorded.

Mr. Pica stated that the deed is already written and is ready for the final approval.

Ms. Rossi questioned the road specs, and it was determined that the 1-1/2in. bonding and 1" wear surface would be in accordance with the regulations.

Mr. Smith asked the Board's pleasure regarding action on the Impact Fee as offered by East Kingston Realty Trust.

Mr. Conti noted that the requested \$1200 with \$3000 credit for the donated land (3.19 acres) would be reasonable.

Mr. Keddy stated that he would like to assess \$1200 per lot with no credit for the donated land as the Board did not allow credits for donated land to other developers.

Mr. Keddy motioned to assess an Impact Fee of \$1200 per lot.

Ms. Rossi second.

The motion passed 4-0.

Proposed Zoning Ordinance Changes Mr. Smith gave a list of proposed changes to the Zoning Ordinance from Mr. Conti to Mr. Bird. Mr. Bird will put these proposals into a form for consideration by the Board.

Mr. Conti suggested size limitations on manufactured housing within a cluster.

Mr. Smith said he thought the Town had passed an ordinance to prohibit manufactured housing in clusters.

Bell & Flynn Mr. Bird reported that he has been in contact with Mike Rafferty regarding Mr. Rafferty's request to be issued more than four building permits before putting in his cistern.

The general consensus of the Board was that the regulations call for the cistern to be in place and a copy of the ordinance will be forwarded to Mr. Bird for his use.

Ms. Rossi will attend one session of the Law Lecture Series.

Ms. Rossi motioned to adjourn this meeting.

Mr. Keddy second.

The meeting was adjourned at 10:10pm.

Respectfully submitted,

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Typing completed: Sep. 22, 1992