

November 17, 1994

East Kingston Planning Board

Attending: Chairman Richard Smith; Joseph Cacciatore, Catherine George, Dr. Robert Marston,

Others Attending Sarah Campbell, RPC Circuit Rider and Larry Smith, Conservation Chairman

This meeting opened at: 7:40pm.

Michael Anderson representing East Kingston Golf Course was present. He stated that previously David McLean had a trailer at the approximate site of the pro-shop on this site. He stated that there is still a septic system there, but the barn has been relocated. He requested to convert the barn to house a guard because of the increased vandalism there.

The trailer has been gone for approximately ten years and the septic system has not been used since then. Owner Frank Colanton is willing to bring the system up to code and be sure that everything was in good working order.

Mrs. Campbell stated that there appears to be enough area to subdivide to accomplish the objectives.

Mr. Anderson stated that Mr. Colanton does not want to subdivide.

Mrs. George asked if Mr. Colanton's objective is to have an employee live there.

Mr. Anderson stated yes, to watch the equipment, especially that which is housed along the stonewall.

Mrs. Campbell noted that it would be better and cleaner to do a subdivision, as this would just create a line and the owner would still retain jurisdiction if he did not sell.

Mr. Anderson again stated the objective is to have an apartment within the barn.

Mrs. Campbell said there is already one house on this property and a commercial use. She noted the configuration is conducive to a subdivision.

Mr. Cacciatore also noted that it would be better for the Town to have the subdivision.

Mrs. Campbell added that a subdivision would be the best way to go and it would only need a driveway permit.

Mr. Smith stated there is a driveway there now.

Mr. Anderson noted that the buildings are there during the winter and they have had a few problems in the past; most of the problems are due to snowmobilers. Mr. Colanton is seeking to have his own watchman on the grounds and this could limit police responding. This would be a commercial business and probably would have no rents assessed.

Mrs. Campbell cautioned against problem down the line. She assumed there would be no problems in obtaining the subdivision, it requires two acres and possibly they could request a waiver from the High Intensity Soils testing.

Mr. Cacciatore noted the only visible changes may occur on the map.

Mrs. Campbell suggested Mr. Colanton file an application and get the plan, call the State and see if they can get a driveway permit which could possibly be already approved from the trailer being at the site.

Mr. Smith agreed that this would be the way to go and the easiest way out for Mr. Colanton.

Typed: 2/25/97

Mrs. Campbell will coordinate corrections to the last meeting with Mrs. Mardne.

Correspondence pending:

Letter to OSP re:Water Resource Mgmt. & Protection Plan

Mrs. Campbell notified the Board of charges for 1995:

Circuit Rider Program	Increased \$26.00/hr to \$27.00/hr	\$3564
Dues		\$1166

There was brief discussion regarding the wording of "hobby" within the Home Occupation Ordinance. Dr. Marston does not think the Board should strike the word "hobby".

Dr. Marston motioned not to strike the word "hobby"

Mrs. George second.

The motion passed 3-1.

There was brief discussion about plumbers, electricians, contractors.

Mrs. Campbell noted that another section addressed the overnight parking problems.

Dr. Marston felt it should stay as is.

Mrs. George motioned to leave the ordinance as it is now written.

Dr. Marston second.

The motion passed 4-0.

Regarding 10.2.6

The Board will add a new section: 10.2.9 - "Home Occupation must not create hazardous traffic conditions".

Mrs. George moved the above addition.

Mr. Cacciatore second.

The motion passed 4-0.

Mrs. George motioned to post for Public Hearing the above items for the next Planning Board meeting scheduled December 15, 1994.

Mr. Cacciatore second.

The motion passed 4-0.

Regarding Article VI - Perimeter Drains.

No action recommended.

It was decided to wait until after January to deal with any fee changes as the postal fees may rise and this would be taken into consideration at this time.

Regarding "Conditional Approvals"

Mr. Smith would like to state "no extensions" or wording not to include extension as possibility.

Mr. Cacciatore left the meeting at this time: 8:55pm.

Dr. Marston motioned to post a Public Hearing for December 15, 1994.

Mrs. George second.

The motion passed 3-0.

The meeting was adjourned at 9:15pm.

Respectfully submitted, Nancy J. Marden, Administrative Assistant