

East Kingston Planning Board Meeting
December 16, 1987

Members present: Richard Smith
Robert Marston
William DiProfio
Donald Andolina
Sarah Campbell, Regional Planner

Meeting convened @ 8:10 p.m.

I. Town of East Kingston Subdivision Regulation Amendments concerning subdivision application fees, abutter information, and provision of adequate fire protection were read, and opened for discussion. The amendments were voted upon and approved (see attached amendments).

II. William Kroose of KV Partnership, Stratham, N.H., submitted to the board 51 lots with tax numbers on individual lots as well as lot numbers. Also submitted was a draft agreement of phasing to be done on roads. Included in the draft agreement was a schedule of individual phases. Kroose agreed that there could be a temporary turn around at the end of a road until all phases are completed. Kroose also made a verbal request for a 30 day extension of the December 28, 1987 deadline for subdivision approval. Attorney Brian Kenyon, who is to represent the case, will meet with the board on December 22, 1987 to discuss the draft and the building approach. In reference to a two lot donation to the town Kroose requested from the board a list of conditions in order to make an assessment of the economic impact on the project.

III. Henry Lewandowski discussed with the board adding a 200 foot lot for a common driveway between his and his parent's lots. Lewandowski noted on the milar that there is to be a common drive and submitted the milar for the board to sign. The board agreed to concrete markers being placed to show the new lot, these concrete markers were also shown on the milar. Lewandowski was also requested to show these changes on the deed. A notice of decision is to be sent to Lewandowski. There is a permit available from the state for the driveway.

IV. Daniel Hummel of 131 Depot Rd. discussed subdividing a two acre lot on route 107. The board informed him that he must have the lot surveyed. Concrete markers are required, and the map block and lot number should be submitted on milar to the board. Mr. Hummel requested that he put the concrete markers in himself. The milar must show the concrete markers and this can only be done by a licensed surveyor. Mr. Hummel was also advised that the state is "getting tough" on issuing driveway permits on route 107.

V. A letter from Atty. Tom Welch, of the Flynn Family Trust, was submitted for review. Atty. Welch requested a 90 day extension to March 13, 1988. The letter stated "1987" and not "1988", it was assumed to be 1988. Sarah was asked to call Atty. Welch for verification of the date.

VI. Carlton Cottule requested a reduction in his bond. He submitted a letter that stated the work he has done on the road. He asked that the bond be reduced to reflect these changes. It was called to the boards attention that in view of Mr. Cottule's pending court case with the town, the board should consult Mr. Lapointe prior to making a decision. The board further agreed to call Mr. Cottule with the decision.

VII. David Conti, East Kingston Fire Chief, presented the board with several issues concerning fire safety, zoning, and state requirements concerning the new horse farm. It was determined that the horse farm, owned by Mr. Shaftmaster, was granted a building permit on the premise that he would be boarding few horses and most of them would be his own. When Mr. Conti went to the fire to do a routine fire check, he spoke with the trainer, Ginger Klingenstein. Ms. Klingenstein informed Mr. Conti that the future of the farm was to grow rapidly. She explained that Mr. Shaftmaster hoped to have major horse show there. Several hundred people would be present in the arena. The arena will be enlarged also to accommodate these people. They are presently constructing a 34 stall add-on to the main barn.

Mr. Conti stated the RSA's that affected this building. He explained that since the arena will be considered a place of assembly and it is a "commercial" business, this should be zoned commercial but it is not. Also, Mr. Shaftmaster should file the necessary fire safety papers with the state. The board requested a copy building permit and wish Mr. Shaftmaster to submit a draft of his future plans for the horse farm. A request to halt further building was denied on the premise of insufficient information.