

**TOWN OF EAST KINGSTON, NH
PLANNING BOARD MEETING MINUTES
December 20, 2001**

AGENDA

- 7:10 PM Exeter Watershed-Presentation by Theresa Walker, RPC
7:30PM Residents of Maplevale – Continued Public Hearing
8:00PM Maplevale Woods – Continued Public Hearing
8:30PM – Maplevale Farms – Continued Public Hearing
9:00PM Lewis Builders – Public Hearing**

Members attending: Richard A. Smith, Sr.– Chairman; Beverly A. Fillio- Vice-chairman; John L. Fillio – ex-officio; Dr. Robert Marston, and David G.Morse

Others attending: RPC Planner Maura Carniel, Conservation Commission Chairman Larry Smith, Building Inspector Kent Shepherd, Fire Department Chief Alan Mazur, Atty. John Ratigan, Christian Frey, Jeff Hirsch, Joseph Coronati, Pat Morse, Mark Corsin, Ron Barrs, and other members of the public who did not address their concerns.

Chairman Smith opened this December, 20, 2001 Planning Board meeting at 7:05 PM with the roll call.

Minutes: The Board reviewed Planning Board amended minutes dated November 15th and minutes dated December 6th. Those eligible to vote on their acceptance were Chairman Smith, Vice Chairman Fillio, Mr. Fillio, and Mr. Morse. Upon motion and seconding, both sets of minutes were accepted.

Incoming Correspondence: Chairman Smith acknowledged the following incoming correspondence:

1. Town Engineer's report on Maplevale
2. NHDES letter re: Maplevale
3. Willey Creek notice of SD withdrawal
4. K.Murphy letter
5. J.Daly e-mail re: Off site improvements
6. Traffic study for Maplevale
7. Wetlands Application for Maplevale

Residents of Maplevale – continued Public Hearing: Both Chairman Smith and Mr. Morse left the Board's table and took seats in the audience, as they are abutters to the proposal. Vice Chairman Fillio opened the discussion at 7:30pm. Representing the Residents of Maplevale, LLC, was Joseph Coronati, Vice President of Jones and Beach. He stated that test wells have been drilled, that the water is of good quality and quantity, that 2 wells will service both the Maplevale and Cricket Hill subdivisions.

There will be a right of way across Quintel's property. He also stated that the ground water in the orchard area has been tested and that there is no contamination.

He stated that a lot line adjustment has been made, adding one and one half acres to the Morse property.

He stated that it will be necessary to request two waivers from the Board, one to allow the slope at the sides of the roads to be a less steep 3-to-1 slope, making it safer for the cars and eliminating the necessity of guard rails; the second to permit several shared driveways, thus reducing the number of curb cuts on the main road, in response to concerns expressed by the Board. The waivers were formally presented.

He presented results from a traffic study, using standardized study parameters of 7-9 AM and 4-6 PM for retirement communities, indicating that there could be an additional 27 trips, which would mean that there would be about a two and one half minute interval between automobiles. Chairman Fillio inquired what the percentage of increase in traffic might be. Attorney Ratigan clarified the issue, stating that the issue was not the percentage of increase, but rather the necessity for the applicant to need to improve or facilitate traffic flow. It was suggested that the engineers for the town and the applicant and Ms. Carriel try to further clarify the situation in terms of how to define the existing and projected traffic patterns.

There followed discussion of sidewalks, with the developer agreeing to provide a four foot wide paved sidewalk separated from the road by the three-foot strip of grass, in accordance with ADA requirements. These sidewalks would be on the main subdivision loop road, from the last house to the street, to the church, and to the store.

There followed some discussion of the impact of various widths of roads through the wetlands areas, and the Board indicated it would like the road through the wetlands area to be "full width," that is, 24 feet.

Mr. Coronati indicated that decorative street lamps will be placed every six hundred feet on the main loop road. They will be about fourteen feet high, with low wattage lights. Mark Corsin expressed concern about street lamps and how they would impact neighboring residents. Ron Barrs inquired about new standards for night lighting to help maintain the darkness to avoid the "glow" already visible from areas to the south. Vice Chairman Fillio read regulations concerning lighting and requested pictorial specification on projected light fixtures, showing the circle of light and its impact on the environment.

Mr. L. Smith indicated that the Conservation Commission doesn't want to become involved in the conservation easement on the back lots and the matter has been referred to the Conservation Trust in Brentwood.

Mr. Smith stated that the Dredge and Fill application has been filed and sent to Concord, with a conservation intervention letter asking for an extension of time.

He also suggested soil testing in the orchard area to determine residue from pesticides or herbicides.

Mr. Coronati stated that the water system designer will be present at the next meeting. The community water system will service all 22 lots in the main subdivision and will be privately owned and maintained. Sidewalks and lights, if any, will be the town's responsibility, but the water will not.

Mr. Coronati then requested a continuance to Thursday, February 7th, at 7:15 PM.

Maplevale Woods – Areas of concern expressed by the board included: the width of the road through the open space, whether the open space abuts the road and is accessible, the purpose of visitor parking and whether parking is permitted in driveways; and whether some of the houses would have retaining walls.

Attorney Ratigan stated that there would be a 25-foot buffer between the three main lots.

Maplevale Farms – Mr. Coronati again pointed out that the change in driveway configuration requested by the board required a waiver.

Mr. Mazur expressed concern about access for rescue operations and pointed out that specifications for hydrants or pond specifications must show on the plans.

It was moved, seconded and passed to continue the hearings until February 7th.

Lewis Builders (Cricket Hill): Christian P. Frey spoke for the proposed Cricket Hill condominiums. This is a new proposal, even though there is an existing conditional approval for a subdivision into three parcels for this land. Mr. Morse does not want to withdraw the original application at this time. The proposal is for 40 2-bedroom elderly housing condominiums. Mr. Frey spoke again of the lot line adjustment with the Maplevale project. He requested a waiver from the Land Subdivision Control Regulations requiring site specific soils mapping, on the grounds that the wetlands on the site have previously been delineated. The Board approved the request.

The Board requested that the walking trail be changed from four to six feet wide, four feet to be paved, with a foot of gravel on each side.

Trash pickup will be private and therefore there is no need for dumpsters throughout the development, although there will be one at the Community Center. The Association will provide for trash removal.

The perimeter of the property is mostly wetlands, and existing natural growth will provide the required 25-foot buffer.

There will be a lighted sign at the entrance to the development. There will be low wattage lights at driveways. Ron Barrs again expressed concern about the lighting.

Mrs. Pat Morse stated that police department records indicate that the Willow Road/Route 107 intersection has had only one accident in ten years, and it involved a car and a deer.

Mr. Frey indicated that the remaining required reports and studies will be available at the next hearing.

The Board discussed a roadway connection to the Maplevale Subdivision and it was decided that the builder should look into a right of way for emergency access.

It was moved, seconded and passed that the hearing be continued until the January 17th meeting.

Other Business:

1. Biotech's conditional approval: If no building is started by December 31st, the permit expires.
2. A hearing for the Dunlop application was scheduled for 8:15 on January 17th.
3. Impact Fees update: Maura should call John Daly and send his comments, if any, to the Town Office.

Dr. Marston moved to adjourn. Mr. Fillio seconded. With no further discussion, the motion was carried unanimously and this December 20, 2001, Planning Board meeting was adjourned at 11:46 PM.

Respectfully submitted,

Roberta E. Jameson, Acting Secretary
Minutes completed and on file December 21, 2001

Approved: _____