



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

NOTICE OF DECISION

MATTHEW DAVIS – 1 MAIN STREET – MBL# 9-7-1
CARL F. JOHNNEN TRUST AND TOWN OF EAST KINGSTON – 3 MAIN STREET – MBL# 9-7-3
EAST KINGSTON, NH 03827

On July 21, 2022, after a duly-noticed public hearing, and pursuant to RSA 676:4, the East Kingston Planning Board, by unanimous vote, APPROVED WITH CONDITIONS a lot line adjustment proposal of Matthew Davis and Johnnen Trust and Assigns that would remove and relocate boundary lines, which would, upon final execution of a transfer by property deed, convey 5.55 acres from MBL# 9-7-1, located at 1 Main Street, to MBL# 9-7-3, located at 3 Main Street.

Such conditions are as follows:

- Licensed Land Surveyor seal and signature be added to the final plan.
- Add a plan notation and note for the protective well radius easement on Lot 9-7-3 extending across the boundary of 9-7-1.
- Bounds be set and certification and inspection of monumentation be completed.
- Property owners be updated in the plan notes to reflect Matthew Davis and Carl F. Johnnen Trust and the Town of East Kingston.
- Receipt of the Board of Selectmen's decision to approve the conveyance and purchase of 5.55 acres from Matthew Davis.
- Approval of a waiver from Subdivision Regulations Section VII.A regarding lot width not less than 125 feet be added as a note on the plan.
- East Kingston Volunteer Fireman's Association and Town of East Kingston ownership detail be added to the plan.

Note: The approval of this lot line adjustment by the Planning Board constitutes recognition that the lot configurations, as proposed, are in conformance with local land use regulations or are otherwise accepted with non-conformances. The owners of the respective lots must transfer the acreage from the lot line adjustment by deed. The documents reflecting the conveyance would then be recorded at the Rockingham Registry of Deeds, along with the plan approved by the Planning Board.

RSA 677:15 states: Any persons aggrieved by any decision of the planning board concerning a plat or subdivision may present to the superior court a petition, duly verified, setting forth that such decision is illegal or unreasonable, in whole or in part, and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within 30 days after the date upon which the board voted to approve or disapprove the application.

Joshua Bath, Chair
East Kingston Planning Board

Date of Notice: July 25, 2022