



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

NOTICE OF DECISION

Case # 2022-03
SUSANNA AND DAVIS FARMER
97 GILES ROAD
MBL# 06-01-42

On August 18, 2022, after duly noticed public hearings, and pursuant to RSA 676:3, the East Kingston Planning Board, by unanimous vote, APPROVED WITH CONDITIONS the two-lot subdivision proposal of Susanna and Davis Farmer which would result in the creation of a new lot comprised of 3.10 acres and reducing the original lot to 3.24 acres. The applicants were granted variances by the East Kingston Zoning Board in 2021 thereby waiving the requirement for the new driveway to be located within the 40-foot road frontage area (Article IX.B.7), waiving the required 240 feet of road frontage for a backlot subdivision (Article IX.B.2), and waiving the requirement for the remaining original lot to have less than 200 feet of road frontage (Article IX.B.4).

The conditions set forth in this subdivision approval are as follows and shall be completed prior to the signing of the mylar:

- Soil Scientist seal and signature be added to sheet two of the final plan.
- Easement language be submitted and approved by the town that will 1) grant access to the shared driveway to both Lot A and Lot B and 2) grant access to the utilities located on Lot B to benefit Lot A.
- Bounds be set, certification of monumentation submitted and inspection of monumentation be completed by a town representative.
- Provide a copy of State Subdivision Approval eSA2021120301.
- Payment of all professional review invoices.
- Provide a final plan for recording at the Registry of Deeds.
- Submit recording fees made payable to the Rockingham County Registry of Deeds (both mylar recording fee and LCHIP fee).

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: August 19, 2022