



TOWN OF EAST KINGSTON, NEW HAMPSHIRE

## P L A N N I N G   B O A R D

You are hereby notified the East Kingston Planning Board will hold a public hearing on the following application on Thursday, **May 16, 2024** beginning at **7:00pm** at the **Pound School, 41 Depot Road**, East Kingston, NH:

- **Bear Land Holdings LLC 4-Lot Subdivision Proposal (CASE # 2024-06)**

The applicant proposes to subdivide a 40.12-acre parcel, situated in the residential/agricultural district, and located at 131 North Road (a state road), MBL# 16-02-02, into four lots resulting in three of the lots measuring 2.02, 2.06, and 2.14 acres with the remaining backlot measuring 33.90 acres. Two natural gas pipelines and a telephone easement encumber the property and the rear property boundary abuts a railroad easement. The applicant is requesting waivers from Subdivision Regulations Section VII (A) whereby lots may not be narrower than 125 feet and Section VII (F) to permit a shared driveway at the neck of two of the proposed lots.

Members of the public are welcome to attend. The application is available for public inspection during normal business hours at the East Kingston Town Offices located at 24 Depot Road, East Kingston, NH 03827. The proposed plan is posted to the online public hearing notice posting and can be viewed at [www.eknh.org/planning-board](http://www.eknh.org/planning-board).

Josh Bath, Chair  
Tim Allen, Vice Chair  
East Kingston Planning Board

**WAIVER REQUESTS**

- SECTION VI, (A) LOTS SHALL NOT BE NARROWER THAN 125'
- SECTION VI, (F) SHARED DRIVEWAY (NECK ONLY)

WAIVERS WERE APPROVED BY THE EAST KINGSTON PLANNING BOARD ON \_\_\_\_\_

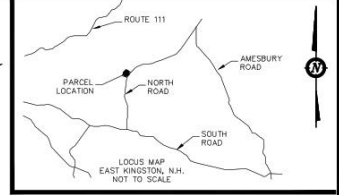
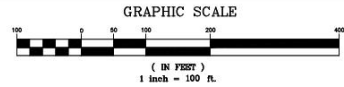
N/F LOIS V. TURCO REVOCABLE TRUST  
DANIEL TURCO TRUSTEE  
32 RAYNARD STREET  
GLOUCESTER, MA 01930  
TAX MAP 7, LOT 3-19  
R.C.R.D. BOOK 5966, PAGE 294

**SOILS:**

- 35A - SICCO SILT LOAM 0-5 PERCENT SLOPES
- 42B - CANTON FINE SANDY LOAM, 3-8 PERCENT SLOPES
- 62B - CHARLTON FINE SANDY LOAM 3 TO 6 PERCENT SLOPES
- 134 - MAYBID SILT LOAM
- 258 - PITS, SAND AND GRAVEL

SEE: USDA-NRCS WEBSOL

N/F BOSTON & MAINE RAILROAD C/O CSX TRANSPORTATION  
500 WATER STREET, BLDG. J-910  
GROTONVILLE, FL 33022  
TAX MAP 15, LOT 1-3



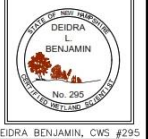
**NOTES:**

- OWNER: LOIS V. TURCO REV. TRUST DANIEL TURCO TRUSTEE 32 RAYNARD STREET GLOUCESTER, MA 01930
- TAX MAP 16, LOT 2-2
- LOT AREA: 1,747,687 Sq. Ft., 40.12 Ac.
- R.C.R.D. BOOK 5968, PAGE 934
- ZONING: RESIDENTIAL-AGRICULTURAL SETBACKS: FRONT = 30.0' SIDE = 25.0' (10.0' ACCESSORY SETBACK) REAR = 25.0' (10.0' ACCESSORY SETBACK) WETLANDS SETBACK POORLY DRAINED SOILS = 15.0' WETLANDS SETBACK VERY POORLY DRAINED SOILS = 30.0' MIN. LOT SIZE: 87,120 Sq. Ft. (2 AC.) 65,340 Sq. Ft. OF UPLAND FREE OF POORLY DRAINED SOILS NO VERY POORLY DRAINED SOILS, 35% SLOPES OF BEDROCK PERMITTED IN THE MINIMUM LOT AREA. MIN. LOT FRONTAGE: 200.00'
- EAST KINGSTON REQUIRES THE FOLLOWING SETBACKS FOR ON-SITE SEWAGE DISPOSAL SYSTEMS: 20' SETBACK FROM ALL BOUNDARY LINES, 75' FROM SURFACE WATERS, 75' FROM EXISTING PROPOSED WELLS, 125' FROM EXISTING AND PROPOSED COMMUNITY WELLS. EACH LOT IS TO CONTAIN A MINIMUM OF 1250 GALLONS SEPTIC TANK AND BE DESIGNED FOR A MINIMUM OF THREE BEDROOMS.
- A DILIGENT EFFORT WAS MADE TO REVIEW THE EAST KINGSTON ZONING AND SUBDIVISION REGULATIONS TO ENSURE THIS SUBDIVISION COMPLIES WITH BOTH DOCUMENTS. WAIVERS HAVE BEEN REQUESTED FOR ANY KNOWN VARIATIONS.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVER.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN DECEMBER OF 2023, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330203, MAP# -330150C403E, DATED: MAY 17, 2005.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 16 LOT 2-2 INTO 4 LOTS. THIS IS AN X SHEET PLAN SET. SHEET 1 IS AN OVERVIEW SUBDIVISION PLAN, WITH SHEET 2 BEING THE DETAILED SUBDIVISION PLAN SHEETS 1 & 2 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTER OF DEEDS. SHEET 3 SHOWS TOPOGRAPHICAL DETAILS. SHEET 3 AND THE REMAINDER OF THE PLAN SET WITH ADDITIONAL ENGINEERING DETAILS WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF EAST KINGSTON.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- THE EXISTING USE OF THE PARCEL IS RESIDENTIAL. THE PROPOSED USE IS RESIDENTIAL.
- THE TOPOGRAPHIC SURVEY OF THE PARCEL WAS DONE USING CONVENTIONAL METHODS UNDER NO SNOW CONDITIONS. NEITHER THIS SURVEY OR THE RESEARCH CONDUCTED ON THE PROPERTY FOUND EVIDENCE OF ANY BURIAL GROUNDS OR CONCEALED ON THE PARCEL.
- THERE IS A DRY HYDRANT AND FIRE POND ON AUTUMN LANE. THERE IS A DRY HYDRANT NORTH OF THE PROJECT SITE ON NORTH ROAD / NH ROUTE 108. THE PROPOSED FRONT DOOR ON LOT 2-3 IS 2.465 TRAVELED FEET FROM THE DRY HYDRANT ON AUTUMN LANE AND 3.035 TRAVELED FEET FROM THE DRY HYDRANT ON NH ROUTE 108. PROPOSED LOT 2-2, 2-4, & 2-5 ARE ALL CLOSER THAN THIS TO BOTH HYDRANTS. IN THE EVENT THE BUILDING ON LOT 2-3 IS FURTHER THAN SHOWN AND GREATER THAN THE 2007 REQUIRED TRAVELED DISTANCE, THE HOME MAY NEED TO BE SPRINKLED.

**WETLAND NOTES:**

- THE PROJECT SITE WAS REVIEWED FOR WETLANDS BY DEIDRA BENJAMIN, IN DECEMBER OF 2023 UNDER NO SNOW CONDITIONS UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS' WETLAND DETERMINATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2.0, JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
  - FIELD INDICATORS OF HYDRIC SOILS: UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
  - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

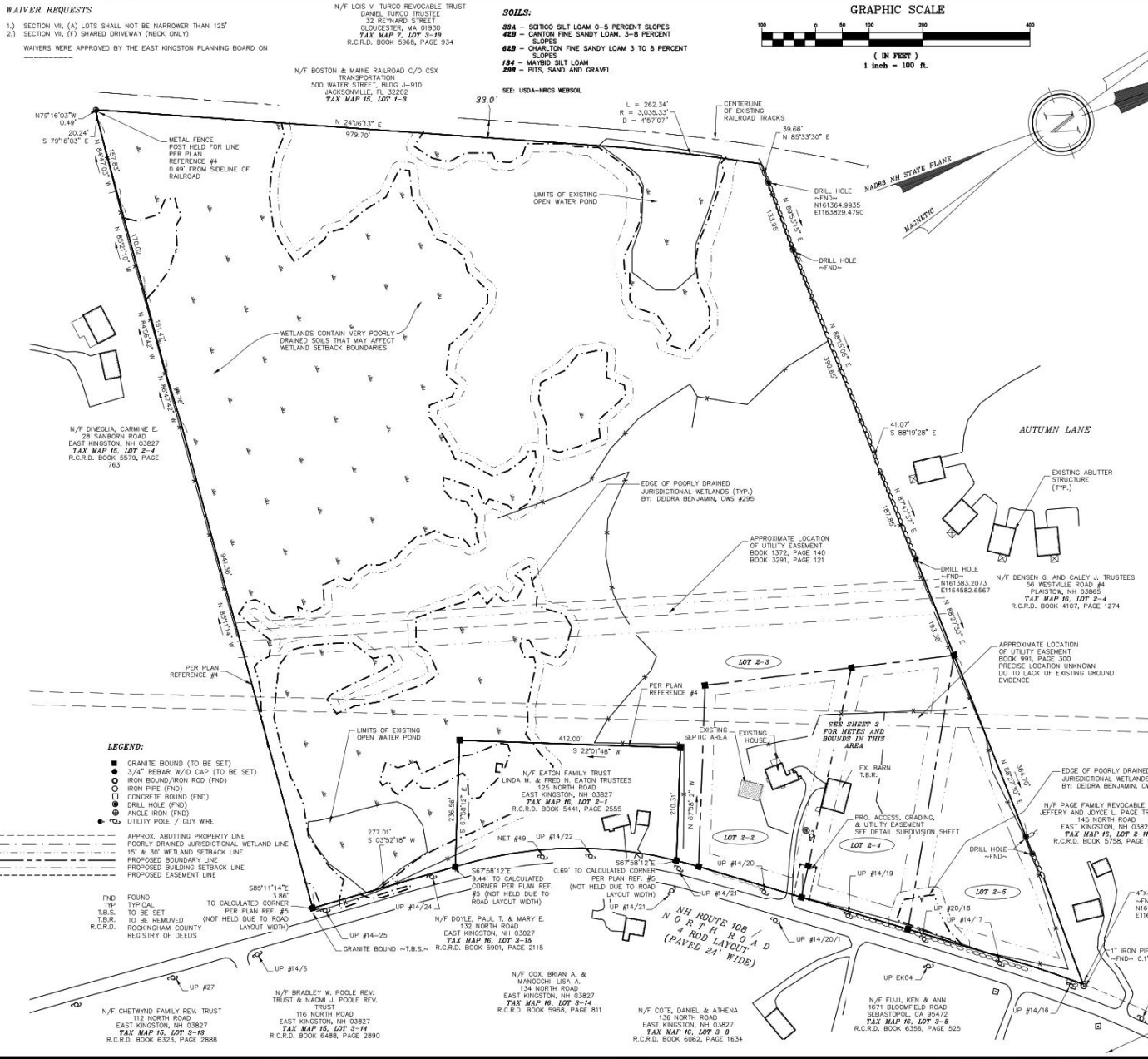
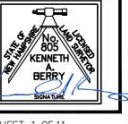
**FINAL APPROVAL**  
BY  
**EAST KINGSTON PLANNING BOARD**  
CERTIFIED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF EAST KINGSTON, N.H. - 1:10,000-  
TAX MAP 16, LOT 2-2  
3-26-24  
KENNETH A. BERRY L.L.S. 805 DATE \_\_\_\_\_

REVISION	DATE	DESCRIPTION

**BERRY & ENGINEERING**  
335 SECOND GROWN POINT ROAD  
BARRINGTON, NH 03825 (603) 532-2863  
SCALE: 1" INCH EQUALS 100 FEET  
DATE: MARCH 26, 2024  
FILE NO.: DB 2023-1123



**LEGEND:**

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/D CAP (TO BE SET)
- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- APPROX. ABUTTING PROPERTY LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- 15' & 30' WETLAND SETBACK LINE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- FND: FOUND TYPICAL TO BE SET T.B.S.: TO BE SET (NOT HELD DUE TO ROAD LAYOUT WIDTH)
- 3.86' PER PLAN REF. #5 (NOT HELD DUE TO ROAD LAYOUT WIDTH)
- 585'11"14" PER PLAN REF. #5 (NOT HELD DUE TO ROAD LAYOUT WIDTH)
- PER PLAN REFERENCE #4

N/F CHETWIND FAMILY REV. TRUST  
112 NORTH ROAD  
EAST KINGSTON, NH 03827  
TAX MAP 15, LOT 3-14  
R.C.R.D. BOOK 6321, PAGE 2888

N/F BRADLEY W. POOLE REV. TRUST & MADON J. POOLE REV. TRUST  
116 NORTH ROAD  
EAST KINGSTON, NH 03827  
TAX MAP 15, LOT 3-14  
R.C.R.D. BOOK 6488, PAGE 2890

N/F COX BRIAN A. & MANDUCHI, LISA A.  
134 NORTH ROAD  
EAST KINGSTON, NH 03827  
TAX MAP 15, LOT 3-14  
R.C.R.D. BOOK 5968, PAGE 811

N/F COTE, DANIEL & ATHENA  
136 NORTH ROAD  
EAST KINGSTON, NH 03827  
TAX MAP 15, LOT 3-8  
R.C.R.D. BOOK 6362, PAGE 1634

N/F FUJIKI, KEN & ANN  
1671 BLOOMFIELD ROAD  
SEABROOK, CA 94972  
TAX MAP 16, LOT 3-9  
R.C.R.D. BOOK 6356, PAGE 525

N/F BOYLE, VANESSA  
144 NORTH ROAD  
EAST KINGSTON, NH 03827  
TAX MAP 16, LOT 3-10  
R.C.R.D. BOOK 6365, PAGE 748

N/F PAGE FAMILY REVOCABLE TRUST  
LEFFERY AND JOYCE L. PAGE TRUSTEES  
145 NORTH ROAD  
EAST KINGSTON, NH 03827  
TAX MAP 16, LOT 2-11  
R.C.R.D. BOOK 5756, PAGE 827

N/F DENSON G. AND CALEY J. TRUSTEES  
56 WESTVILLE ROAD #1  
PLAKATON, NH 03865  
TAX MAP 16, LOT 2-4  
R.C.R.D. BOOK 4107, PAGE 1274

N/F EATON FAMILY TRUST  
LINDA M. & FRED N. EATON TRUSTEES  
125 NORTH ROAD  
EAST KINGSTON, NH 03827  
TAX MAP 16, LOT 2-1  
R.C.R.D. BOOK 5441, PAGE 2555

N/F DOYLE, PAUL T. & MARY E.  
32 NORTH ROAD  
EAST KINGSTON, NH 03827  
TAX MAP 16, LOT 3-16  
R.C.R.D. BOOK 5901, PAGE 2115

N/F DENSON G. AND CALEY J. TRUSTEES  
56 WESTVILLE ROAD #1  
PLAKATON, NH 03865  
TAX MAP 16, LOT 2-4  
R.C.R.D. BOOK 4107, PAGE 1274