



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

2020-2021
William Caswell, Chairman
Tim Allen, Vice Chairman

PLANNING BOARD SITE WALK TO 213 HAVERHILL ROAD, LIGHT INDUSTRIAL PARK (LIP)

Property Owner: Paul Masone

Date: April 9, 2022

Planning Board attendees: Chairman Bill Caswell, Vice Chairman Tim Allen, Josh Bath.

Other Attendees: Julie LaBranche, Planning Consultant; Dennis Quintal, Town Engineer/Chair Conservation Commission; Kip Kaiser, Building Inspector/Code Enforcement Officer; Ed Warren, Fire Chief.

The site walk commenced at 8:05am on April 9, 2022.

For reference, Dennis Quintal distributed a previous site plan showing existing condition on the LIP property dated June 2018. Attendees noted their observations on this plan and also took photographs of the property.

All attendees agreed the entrance and front area of the property seemed improved by removal of refuse and other materials that had been discarded on the site.

Code Enforcement Officer Kaiser noted that moving a Notice of Violation could be issued, then issuance of daily fines for subsequent noncompliance, and noted an RSA (reference not specifically noted).

Vice Chairman Allen noted that a general cleanup of the site was needed to remove scattered trash and other refuse located near wetlands. Chairman Caswell added that improvements have been made but it does not appear that a comprehensive attempt at an annual cleanup has occurred since the last site visit in 2021.

Consultant LaBranche noted that the compliance issues on the site have lingered for more than 3 years with some improvement but not full compliance to date. The first compliance letter laid out a series of compliance actions for the site recommended by the town's attorney, but they have not been followed up on.

Attendees walked the property, noting that some refuse/materials had been moved from the front of the site to areas in the back, and new discarded materials had been added to the rear of the site.

Conclusions from the Site Walk

Vice Chairman Allen offered that the Planning Board might hold a non-public session to evaluate the site walk observations and data collected for evaluation by the full Planning Board and that no action by the Board for the Change in Tenant applications and state forms for vehicle inspection and dealership for tenant should be taken at this time. Questions arose about whether the state forms had a deadline for a response, but no definitive answer was given.

Any further actions to approve new tenants would have to be a condition of approval for the site. Acknowledgement by attendees that a new/updated complete list of tenants was needed.

Planning Board attendees agreed that a follow up letter to the Board of Selectmen is needed to ensure existing conditions are fully documented and recommended enforcement is specifically detailed.

Building Inspector Kaiser noted that a Certificate of Occupancy is required for each new Change in Tenant approved by the Planning Board.

The site walk at 213 North Road, Light Industrial Park adjourned at 9:50am.

Respectfully Submitted by
Julie LaBranche
Planning Consultant

Minutes approved on April 21, 2022