



**PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire**

2020-2021  
Joshua Bath, *Chairman*  
Tim Allen, *Vice Chairman*

**MINUTES**  
Zoom Meeting – February 18, 2021  
7:00 pm

The Town of East Kingston Planning Board met remotely through a video conference (Zoom) meeting, Thursday, February 18, 2021 at 7:00 PM. Due to COVID-19, and pursuant with NH Emergency Orders, no public meeting location was utilized.

**AGENDA**

**Continued Discussion** with Daniel Stacey re: future activities at 35 South Road, East Kingston.

**Continued Public Hearing** -- Application for Dennis and Karen Quintal, 35 Main Street, East Kingston (MBL 08-02-08) for a 2-lot subdivision (Addyson Lane Subdivision)

**Members Present:** Chairman Joshua Bath, Vice Chairman Tim Allen, Dr. Robert Marston, Bill Caswell and Ex-Officio Bob Nigrello.

**Advisors Present:** RPC Senior Planner Julie LaBranche

**Also present:** Mr. Dennis Quintal (as applicant and town engineer),

Chairman Bath made a statement regarding video bombing:

*If tonight's meeting is interrupted by outside sources, this meeting will be immediately terminated and public hearings will be continued and rescheduled to another date and time to be announced and published. We ask for understanding and patience for any technical difficulties that may occur during the meeting.*

Vice Chairman Allen noted if there are problems during the meeting connecting, to email him at [timallenekplanningboard@gmail.com](mailto:timallenekplanningboard@gmail.com) or call him at the cell number he is providing so he would be informed that someone could not connect and either provide guidance to connecting or terminate the meeting as it a requirement the meeting be available to the public.

**CALL TO ORDER:** This meeting of the East Kingston Planning Board was called to order at 7:04 pm by Chairman Bath.

**MINUTES**

The Board reviewed the draft minutes from January 21, 2021. Bob Nigrello motioned to accept the January minutes. Vice-Chairman Allen seconded the motion. The minutes unanimously approved.

**Continued Discussion with Daniel Stacey re: future activities at 35 South Road, East Kingston.**

Mr. Stacey was not present at the meeting. Chairman Bath continued the discussion to the March 18, 2021 meeting.

**Continued Public Hearing -- Application for Dennis and Karen Quintal, 35 Main Street, East Kingston (MBL 08-02-08) for a 2-lot subdivision (Addyson Lane Subdivision)**

Mr. Dennis Quintal presented revised subdivision plans, materials and waiver requests to the Board. Waiver requests for final road width and road surface were withdrawn. Mr. Quintal presented the revised plans, describing full compliance with the subdivision road specifications of 24 feet paved with with 5 feet gravel shoulders, road cross-section details, stormwater drainage structures and plans, and location of wetlands and wetland impacts for the driveway on Lot 1 and enlargement of an existing culvert on Lot 2. Mr. Quintal reviewed the erosion and sediment control plan detailed on Sheet D1 and the stabilization, seeding and planting details on Sheet D2. He proposed to install a new stop sign at the intersection of Maplevale Road and Addyson Lane as well as a "No Outlet" sign at the entrance to Addyson Lane. He noted snow storage areas in the hammerhead area of Addyson Lane and installation of guard rails on the 4:1 slope on the east side of the hammerhead area. There will be drainage easements on both Lot 1 and Lot 2 for stormwater management systems to manage runoff from Addyson Lane.

Chairman Bath read the reviewing engineer Christian Smith's letter dated 2/16/21 into the record. Mr. Smith also offered an example road maintenance agreement to be put in place until such time the town accepts Addyson Lane and its stormwater infrastructure as a public road.

Vice-Chairman Allen asked where the utilities would be located and installed. Mr. Quintal stated all utilities from Maplevale Road would be installed underground. Both discussed whether fire suppression was required for the subdivision. Subdivision Regulations Section VII-S does not require fire suppression for a 2 lot subdivision. The closest fire suppression system is located on Maplevale Road.

Mr. Quintal introduced 2 new waiver requests to Subdivision Regulations Section XV.B.2 maximum fill on slopes and Section VII.Q Road and Infrastructure Bonding. He proposed a phased bonding approach recognizing that much of the construction for Addyson Lane will be completed well before occupancy (items 1-18 on the construction cost estimate) leaving items 19-29 plus engineering inspections outstanding. He requested only items 19-29 plus engineering inspections be included in a bond. The Planning Board agreed with this approach. Mr. Quintal will revise the construction cost estimate to reflect the phased approach for bonding.

Ms. LaBranche offered that the Planning Board may want to revisit a waiver for paved road width, pointing out that a 24 feet paved road to serve only 2 lots seemed excessive in impervious cover, need and cost to construct and maintain. The Planning Board discussed the option of reducing the paved width from 24 feet to 20 feet, concluding it was a reasonable proposal. Mr. Quintal offered a hybrid approach of 24 feet at the intersection of Maplevale Road and Addyson Lane then a tapered width to 20 feet in the interior.

Abutter Claudine Aquillon, 29 Maplevale Road, asked how much wetland fill would be needed for the culvert improvements located close by to the back of her property. Mr. Quintal noted the amount of fill was small and that any new stormwater runoff is being directed away from her property.

Abutters Mr. Bailey and Ms. Darby had no questions or comments.

Chairman Bath made a motion to accept jurisdiction on the subdivision application. Dr. Marston seconded the motion. The motion passed unanimously.

Chairman Bath made motion to accept the waiver request to replace the cul-de-sac required under Subdivision Regulation Section VII-D with a hammerhead turnaround given specific circumstances of the

land slope and attempt to minimize disturbance to wetlands. Mr. Caswell seconded the motion. The motion was approved unanimously.

Chairman Bath made a motion to accept the waiver request to Subdivision Regulation Section XV.B.2 maximum fill on slopes given specific circumstances of the land slope and attempt to minimize disturbance to wetlands. Dr. Marston seconded the motion. The motion was approved unanimously.

Chairman Bath made a motion to accept the waiver request to Subdivision Regulation Section VII.Q to approve a phased Bond approach as previously discussed and modification of the construction cost agreement requested by engineer Smith and given specific circumstances of the limited proposed road length. Vice Chairman Allen seconded the motion. The motion was approved unanimously.

Chairman Bath made a motion to continue the public hearing for the Quintal subdivision to the March 18, 2021 meeting.

**Other Business**

Ms. LaBranche will forward phone and email contact information for Mr. Stacey to follow up on whether he wishes to attend the March 18, 2021 Planning Board meeting for a discussion.

Ms. LaBranche also noted that the 2021 land use books had been delivered and available for pick up at the Town Offices.

**Adjournment**

Dr. Marston motioned to adjourn the meeting; Mr. Bath seconded. Motion was unanimously approved. The meeting was adjourned at 8:45 pm.

The next Planning Board meeting will be on March 18, 2021

Respectfully submitted,

*Julie LaBranche*

Circuit Rider Planner

Joshua Bath

Chairman

Minutes approved 3/18/21