



PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire

2013-2014  
Joe Cacciatore, *Chairman*  
Dr. Robert Marston, *Vice Chairman*

**MINUTES**  
Regular Meeting 20 February 2014  
7:00 pm

**AGENDA:**

- ◆ **Call to Order**
- ◆ **Continued Public Hearing** for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC.
- ◆ **Public Hearing** for Lot Line Adjustment for Vytantus Kasinskas, 31 North Road (MBL 14-02-09) and Michael/Andrea Perrella, 27 North Road, MBL 14-02-08) East Kingston - PB 14-01.
- ◆ **Public Hearing** for Subdivision Application for Vytantus Kasinskas, 31 North Road (MBL 14-02-09), East Kingston - PB 14-02.

**CALL TO ORDER:** This meeting of the East Kingston Planning Board was called to order at 7:00 pm.

**ROLL CALL:**

**Members Present:** Chairman Mr. J. Cacciatore, Mr. J. Bath, Mr. C. Delling. Vice Chairman Dr. R. Marston and Ex-Officio Mr. R. Morales were excused.

**Advisors present:** Rockingham Planning Commission (RPC) Senior Planner Ms. J. LaBranche; John Moreau, East Kingston Building Inspector; Applicant Vytantus Kasinskas; Mr. Kasinskas daughter and her husband; Mr. Dennis Quintal, Mr. Kasinskas' representative; and Michael and Andrea Perrella.

**Board Business**

**Minutes**

Mr. Cacciatore asked for a motion to approve the January minutes.

**MOTION:** Mr. Bath **MOVED** to approve the January minutes as presented; Mr. Delling seconded. The motion passed unanimously.

**Continued Public Hearing for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC.**

This issue is still pending a final court decision and will be continued.

Mr. Cacciatore asked for a motion to continue this hearing.

**MOTION:** Mr. Bath **MOVED** to continue the public hearing for Subdivision Review for proposed 3-lot subdivision at Woldridge Lane, MBL 03-02-03 for Maplevale Builders, LLC. Mr. Delling seconded; the motion was unanimous.

**Public Hearing for Lot Line Adjustment for Vytantus Kasinskas, 31 North Road (MBL 14-02-09) and Michael and Andrea Perrella, 27 North Road, MBL 14-02-08) East Kingston - PB 14-01.**

Mr. Cacciatore opened the public hearing and invited Mr. Kasinskas' representative, Mr. Dennis Quintal, to explain the application to the Board. Mr. Quintal noted the property had been surveyed; Mr. Kasinskas' property is the large property indicated in blue on the plan is and the Perella's property is the 12,000 sf lot.

The intent of the lot line adjustment application is to enlarge the Perella's lot to 1/2 an acre, which would be almost twice as large as it is presently. The submitted plan includes all abutters with addresses and book and pages, the surveyors stamp is on the plan. Wetlands and poorly drained soils are identified with the appropriate stamp.

Ms. LaBranche recommended to the Board for two separate motions; one for the lot line adjustment and one for the subdivision.

Mr. Cacciatore asked for a motion to take jurisdiction of the application.

**MOTION:** Mr. Bath **MOVED** the Planning Board take jurisdiction of the lot line adjustment application; Mr. Delling seconded. The motion was unanimous.

Mr. Cacciatore asked for a motion on the lot line adjustment.

**MOTION:** Mr. Bath **MOVED** the Planning Board approve the lot line adjustment application for MBL 14-02-08 and MBL 14-02-08 with the condition for inspection of granite bounds; Mr. Delling seconded. The motion was unanimous.

Mr. Cacciatore closed this public hearing.

**Public Hearing for Subdivision Application for Vytantus Kasinskas, 31 North Road (MBL 14-02-09), East Kingston - PB 14-02.**

Mr. Cacciatore opened the public hearing and invited Mr. Kasinskas' representative, Mr. Dennis Quintal, to explain the application to the Board.

The application for subdivision would create a second lot from Mr. Kasinskas' property on which his daughter and her husband could build a house. The main lot will have 231' of frontage. The new lot will have less than 200 feet, but as a back lot it would only need to have 40' of frontage. Mr. Quintal has shown the 3/4 of an acre upland on the new parcel.

Mr. Quintal adjusted the plan slightly from the original submission to eliminate the need to cross the wetlands. Mr. Kasinskas' existing leach field is crossed by the property line, for which an easement has been created. This easement is stated on the submitted plan. The easement language states if the leach field fails, it will be relocated to an area on the property where they have already completed test pits and the failed area will be filled in.

The existing carriage barn is also crossed by the property line but will be dismantled as it is in disrepair.

Mr. Quintal has also indicated a well and septic area on the new lot, conforming to the Town requirements. Mr. Quintal has received the State subdivision approval distributed a copy to the Board members.

The submitted plan includes all abutters with addresses and book and pages, the surveyors stamp is on the plan. Wetlands and poorly drained soils are identified with the appropriate stamp.

Mr. Bath asked if the easement note would be recorded with the deed? Mr. Quintal noted when the deed is written, there would be more description regarding the easement. Being on the plan fulfills the intent of what is happening. Mr. Bath asked how the deed would be changed if the leach field were to fail and need to be relocated. Mr. Quintal explained the Board could make conditions to that effect if they so chose.

Ms. LaBranche asked what the timing was for the deed; Mr. Quintal answered their first stop was the Planning Board and then would concentrate on the deed after the LLA and subdivision was approved. Ms. LaBranche recommended to the Board require as a condition of approval a sample deed be submitted showing the language to be included for the easement, and also information regarding the timeframe for relocating the septic leach field and razing the carriage barn. After review and approval of those documents, the mylar would be signed and recorded.

Ms. LaBranche said as a condition of approval, the draft deed which includes the easement language for the existing septic system and removal of the existing barn that lies between lots 14-02-08 and 14-02-09 could be reviewed at the Board 's next meeting if the applicant was willing to proceed in that manner. That would give them a 30-day timeframe to draft the deed. There would also need to be inspection of granite bounds for both the LLA and the subdivision of MBL 14-02-09 and Parcel B - MBL 14-02-14.

Ms. LaBranche noted that by stipulating the timeframes for removal of both of these items, they would not be creating a nonconforming situation.

Mr. Cacciatore asked for a motion to take jurisdiction of the application.

**MOTION:** Mr. Bath **MOVED** the Planning Board take jurisdiction of the subdivision application; Mr. Delling seconded. The motion was unanimous.

Mr. Cacciatore asked for a motion.

**MOTION:** Mr. Bath **MOVED** the Planning Board accept the subdivision application with the conditions that a draft deed be submitted with easement language for the existing septic system and removal of the existing barn that lies between lots 14-02-08 and 14-02-09, and inspection of granite bounds; Mr. Delling seconded. The motion was unanimous.

Mr. Cacciatore closed this public hearing.

## **ADJOURNMENT**

**MOTION:** Mr. Bath **MOVED** the Planning Board adjourn; Mr. Delling seconded. The motion was unanimous.

The meeting was closed at 7:40 pm. The next Planning Board meeting will be March 20th.

Respectfully submitted,

*Barbara White*

Barbara A. White  
Planning Board Secretary

Minutes approved March 20, 2014

Mr. Cacciatore  
Chairman