



PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire

2018-2019  
Joe Cacciatore, *Chairman*  
Dr. Robert Marston, *Vice Chairman*

**MINUTES**  
Regular Meeting February 21, 2019  
7:00 pm

**AGENDA:**

- ◆ Call to Order

**Board Business.**

- **Public Hearing** for a Lot Line Adjustment between Daniel K. Stacey, 35 South Road (MBL 14-04-05) and the East Kingston Elementary School / Town of East Kingston, 5 Andrews Lane (MBL 14-04-06)
- **Discussion** regarding prospective tenant Robert Webber Jr. at 4 Powwow River Road (MBL 010-03-10) EK 19-OA.
- **Update** on status of 213 Haverhill Road

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

**Members Present:** Chairman Joe Cacciatore, Josh Bath, Ron Morales, Tim Allen and ex-officio Justin Lyons.

**Advisors Present:** East Kingston Building Inspector John Moreau, East Kingston Assistant Building Inspector Tom Welch, and Conservation Chairman Dennis Quintal.

**Also Present:** Applicant's representative Mr. Sam Ingram – Meridian Land Services, applicants Mr. Daniel K. Stacey, Mr. Daniel Stacey, Mr. Larry Bean and prospective tenant Mr. Robert Webber Jr.

**Minutes:** Mr. Cacciatore asked for a **MOTION** to approve the January Minutes.

Mr. Bath **MOVED** to approve the January minutes as presented; second by Mr. Allen with a unanimous vote.

**Board Business**

**Public Hearing for a Lot Line Adjustment between Daniel K. Stacey, 35 South Road (MBL 14-04-05) and the East Kingston Elementary School / Town of East Kingston, 5 Andrews Lane (MBL 14-04-06)**

Mr. Cacciatore stepped down from the Board for this Public Hearing as he is an abutter.

Mrs. White presented the application to the Board.

Mrs. White explained the applicant Mr. Stacey was requesting a lot line adjustment between his property and the East Kingston Elementary School property.

The applicant has received State Subdivision Approval (required for lots of over 5 acres), has provided two agent authorization letters permitting Meridian to act for the applicants, and requests for two waivers: "from edges of wetlands and brooks" and "building setback from property lines and from poorly and very poorly drained soils where appropriate". The Circuit Rider had no issues with the requests for waivers.

The Board will need to motion to take jurisdiction of the plan, then address the waivers in two separate waiver motions, discuss and make a final motion.

Mr. Morales asked if the lot line adjustment would affect the location of the solar panels; Mr. Ingram stated it would not.

Mr. Ingram distributed some highlighted plans to the board members. He explained the reason for the lot line adjustment is that the existing baseball fence is currently on Mr. Ingram's property. This lot line adjustment would allow the baseball fence to be on property owned by the school. The area is of the adjustment is approximately 1/10<sup>th</sup> of an acre in size. They have received State Subdivision Approval.

Mr. Allen asked about the note regarding the wetlands inspection of lot 14-4-5. Mr. Ingram noted that because of State Subdivision approval, they had been required to see if there were wetlands on the property; there were not. Mr. Allen noted he found there were no lot line requirements that have been missed for this application; everything meets town requirements.

Mrs. White asked if there were questions from abutters; there were none.

Mrs. White asked for a motion to take jurisdiction.

Mr. Bath **MOVED** to take jurisdiction of the plan as complete for a Lot Line Adjustment between Daniel K. Stacey, 35 South Road (MBL 14-04-05) and the East Kingston Elementary School / Town of East Kingston, 5 Andrews Lane (MBL 14-04-06); second by Mr. Morales with a unanimous vote.

Mrs. White asked for a motion to approve the two waivers individually.

Mr. Bath **MOVED** to approve the waiver from LLA Checklist item "building setback from property lines and from poorly and very poorly drained soils where appropriate" for the Lot Line Adjustment between Daniel K. Stacey, 35 South Road (MBL 14-04-05) and the East Kingston Elementary School / Town of East Kingston, 5 Andrews Lane (MBL 14-04-06); second by Mr. Allen with a unanimous vote.

Mr. Bath **MOVED** to approve the waiver from LLA Checklist item "edges of wetlands and brooks" for the Lot Line Adjustment between Daniel K. Stacey, 35 South Road (MBL 14-04-05) and the East Kingston Elementary School / Town of East Kingston, 5 Andrews Lane (MBL 14-04-06); second by Mr. Allen with a unanimous vote.

Mrs. White asked for a Motion on the Lot Line Adjustment.

Mr. Bath **MOVED** to approve the Lot Line Adjustment between Daniel K. Stacey, 35 South Road (MBL 14-04-05) and the East Kingston Elementary School / Town of East Kingston, 5 Andrews Lane (MBL 14-04-06) with the conditions that the Certification of Monumentation will be signed by the East Kingston Building Inspector reflecting granite/concrete bounds and markers are properly set, a final mylar with all required engineering stamps and signatures will be provided for the Planning Board Chairman signature and recording, and all outstanding fees due to the Town will be fully discharged; second by Mr. Allen with a unanimous vote.

Mr. Ingram asked if the town would be recording the mylar; Mrs. White answered yes. She was the one who would be taking care of the recording.

Mrs. White closed the Public Hearing; Mr. Ingram thanked the Board.

Mr. Cacciatore returned to the Board.

**Discussion with** Larry Bean (MBL 10-03-10) regarding prospective new tenant Robert Webber Jr. at 4 Powwow River Road.

Mr. Bean explained he had a space to rent as one of his tenants had vacated.

Mr. Cacciatore invited Mr. Webber to explain his application for tenant at Mr. Bean's property.

Mr. Webber explained he owns Star Raceway and needed a place to store his personal cars and a place to work on them. This was his hobby and no sales would take place at the property.

It is noted presently there are smoke and heat detectors on the site, fire extinguishers and emergency lighting in the units, and tenant waste will be provided by the property owner.

Mr. Bath asked about hazardous chemicals. Mr. Webber answered he would not be painting cars and will not have large amounts fluids stored at the location. The exception would be a minimal number of aerosol cans and he has purchased a metal cabinet in which to store them.

Mr. Morales asked about fluids used for replacement of parts. Mr. Webber noted he does not rebuild units, he purchases intact units for replacement.

Mr. Webber is requesting hours of 7:00 am to 9:00 pm, Monday through Sunday. Mr. Allen was concerned about noise. Mr. Webber noted he would most likely would not be there until 9:00 pm as a rule but might want to work until then on occasion. The hours he requested are consistent with the other tenants at Mr. Bean's property. He was proposing no additional lighting.

Mr. Cacciatore noted an annual fire department inspection would be required.

Mr. Cacciatore asked for a Motion.

Mr. Bath **MOVED** to approve the tenancy for Robert Webber Jr. at 4 Powwow River Road (MBL 010-03-10) with the hours of 7:00 am to 9:00 pm with an annual inspection from the fire department; second by Mr. Morales with a unanimous vote.

Mr. Bean and Mr. Webber thanked the Board.

### **Status on 213 Haverhill Road Clean-up**

Mr. Dennis Quintal provided a status update on 213 Haverhill Road.

He has proceeded with the Dredge and Fill permit application to the state. He met with the approving authorities Eben Lewis and Neil Bileadeau, authorities for the DES Wetlands Division to make sure they agreed with his plan. They had no issue with the plan as presented to them but did ask for some more pictures which will need to wait until there is no snow.

There is a steep bank behind building 10 with rip rap which it would be a challenge to move back 10-15 feet so Mr. Quintal has recommended restoring the wetlands in a different location. Doing so leaves a flat area around the building in case of a fire. Mr. Masone signed the application and a provided a check for the fee.

He discussed the board's concern regarding the sandblasting; Mr. Masone will provide an enclosed area in which to do any sandblasting and contain any materials and paint. The cars will also be removed from behind Building 10.

A lot of cleanup has been done; digging for reclamation will be used for fill. Mr. Masone will remove the building materials when the frost is gone. When the application is back from the state the town and the board will get copies.

Mr. Morales asked when Mr. Masone would be finished with the remediation; Mr. Quintal noted there was a letter from the Planning Board with suggested timelines for completion, but the wetlands permit could take a month or two to get back from DES. It was hopeful it could be completed by the end of the summer.

Mr. Quintal suggested there should be inspections conducted on a regular basis.

**Adjournment**

Mr. Bath made a **MOTION** to adjourn. Mr. Allen seconded, with a unanimous vote.

Mr. Cacciatore closed the meeting at 7:25 pm.

The next Planning Board meeting will be on March 21st .

Respectfully submitted,

*Barbara White*

Planning Board Secretary

Joseph Cacciatore

Chairman

Minutes approved 3/21/19