



PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire

2017-2018  
Joe Cacciatore, *Chairman*  
Dr. Robert Marston, *Vice Chairman*

**MINUTES**  
Regular Meeting 16 March 2017  
7:00 pm

**AGENDA:**

- ◆ **Call to Order**
- ◆ **Public Hearing** - Site Plan Review for John Planty, 36 Haverhill Road, East Kingston, NH (MBL 09-02-02) - MacGuire Home Services - EK PB 17-OA
- **Public Hearing** - Site Plan Review for Ed LeClair, 1 Depot Road, East Kingston, NH (MBL 09-02-06) - Ed LeClair Carpentry - EK PB 17-OB

**Board Business**

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

**Members Present:** Chairman Joe Cacciatore, Vice Chairman Dr. Robert Marston, Joshua Bath, and Bill Caswell. Chris Delling was excused. The Ex-Officio did not attend

**Advisors Present:** Rockingham Planning Commission (RPC) Senior Planner Ms. Julie LaBranche.

**Also Present:** Abutters Mark Coorsen (LeClair); Mr. & Mrs. Crosby and Ronald Metcalf (Planty)

**Minutes**

Mr. Cacciatore asked for a **MOTION** to approve the February minutes.

Mr. Bath **MOVED** to approve the February minutes as presented; second by Dr. Marston. The vote was unanimous.

Mr. Planty was not in attendance, so the Board opted to hear the LeClair Public Hearing first.

**Public Hearing - Site Plan Review for Ed LeClair, 1 Depot Road, East Kingston, NH (MBL 09-02-06)**  
**Ed LeClair Carpentry - EK PB 17-OB**

Mr. Cacciatore opened this Public Hearing.

Mr. LeClair holds a contractors' license and works in Massachusetts. He has operated his business in East Kingston for about 15 years. Massachusetts has recently required out-of-state contractors to show proof of their business so he needs a Certificate of Business from the Town for him to renew his Massachusetts contractor's license.

Mr. LeClair stated he would be doing nothing different than he has been doing for the past 15 years. He has no employees, no business sign at his residence or sign on his truck, and does no business at his residence.

He stores no supplies at his residence as he goes to the job sites to conduct his business. He takes telephone calls to arrange for his jobs. He is requesting operating hours of 8:00 am to 4:00 pm.

Mr. Cacciatore went over the question list with Mr. LeClair. There will be no employees; no additional lights or signs; no hazardous or combustible materials.

As he does no work at the residence address, there will be no objectionable odors, noxious, toxic or corrosive fumes, dust or smoke or heat or glare. There will be no loud speakers, noise or vibrations. There will be no commercial waste utilizing town services and no machinery or supplies with fuel in them other than his personal truck. His business at 1 Depot Road will entail office functions only.

Ms. LaBranche noted Mr. LeClair was a residence in a commercial zone which is grandfathered and this would be a home based business which is permitted and in compliance with zoning. Mr. Caswell asked if Mr. LeClair would need to acquire a permit every year. Ms. LaBranche noted the permission could state in perpetuity as long as he conducted his business and lived at that address.

Mr. Cacciatore opened the floor to abutters. Mr. Coorsen had no questions. There being no comments, he closed the floor to abutters.

Mr. Cacciatore asked for a **MOTION**

Mr. Bath **MOVED** to waive the full site plan application requirements and approve Mr. LeClair dba Ed LeClair Carpentry, 1 Depot Road, East Kingston, NH 03827; second by Dr. Marston. The vote was unanimous.

Mr. LeClair thanked the Board. Mrs. White will send Mr. LeClair a letter.

**Public Hearing - Site Plan Review for John Planty, 36 Haverhill Road, East Kingston, NH (MBL 09-02-02) MacGuire Home Services - EK PB 17-OA**

Mr. Cacciatore opened the Public hearing.

As Mr. Planty had not shown up, Mr. Cacciatore called and left a message to make sure he would be coming as there were abutters present.

Mr. Cacciatore closed the Public hearing with the option of re-opening it if Mr. Planty arrived.

Mr. Planty returned the call. He had gotten held up and apologized for not being there on time. He would be arriving shortly.

It was explained to the abutters that Mr. Planty's application was for the same reason as Mr. LeClair - new licensing regulations in Massachusetts - and there were no changes applied for as to how he has operated his business. The abutters were allowed to review Mr. Planty's application which states just what he was looking to do. The abutters were given the opportunity to stay until Mr. Planty arrived. Given the Board's explanation of why he was appearing before them, reviewing his application and that Mr. Planty was not going to do anything different than he already was, they opted not to wait.

Mr. Cacciatore closed the Public hearing.

**Board Business**

***14 Powwow River Road***

Mrs. White referred the Board to the information she had distributed for 14 Powwow River Road; Brad Jamieson's business condos. There was a new tenant moving into Unit 2 and as it was another architect, there was no change of use. There was no need for the tenant to appear before the Board.

This information provided a new tenant list with contact information, and an updated water flow usage chart which shows the complex is still within the approved flow amounts.

### ***April Planning Board Meeting***

Mrs. White noted there were going to be renovations to the Pound School next month and as such, it would not be available for the monthly meeting. She was in the process of completing an application to use the Multi-Purpose Room at the school. The Library was suggested, but Mrs. White had already called and it was not available for that date.

Mrs. White noted there could be 2 tenants applying for the Light Industrial Park.

### ***Appointments***

Mrs. White reminded Board members to go to the Town Clerks Office to sign their appointments.

### ***Election of Officers***

Mrs. White noted it was time for elections for Chair and Vice Chair. Attending Board members opted to wait until there was a full Board to have the elections.

Mr. Planty arrived at 7:40 pm. He apologized again for being late.

### **Public Hearing - Site Plan Review for John Planty, 36 Haverhill Road, East Kingston, NH (MBL 09-02-02) MacGuire Home Services - EK PB 17-OA**

Mr. Cacciatore re-opened the Public hearing.

Mr. Planty explained Massachusetts has recently required out-of-state contractors to show proof of their business so he needs a Certificate of Business from the Town for him to renew his Massachusetts contractor's license. He would be doing nothing different than he has been doing for the past. He is requesting operating hours of 8:00 am to 5:00 pm.

Mr. Cacciatore went over the question list with Mr. Planty. There will be no employees; no additional lights or signs; no hazardous or combustible materials. There will be no business sign at his residence and he does no business at his residence. He stores no supplies at his residence

As he does no work at the residence address, there will be no objectionable odors, noxious, toxic or corrosive fumes, dust or smoke or heat or glare. There will be no loud speakers, noise or vibrations. There will be no commercial waste utilizing town services and no machinery or supplies with fuel in them other than his personal truck. His business at 36 Haverhill Road will entail office functions only.

Ms. LaBranche noted like Mr. Mr. LeClair, Mr. Planty was a residence in a commercial zone which is grandfathered and this would be a home based business which is permitted and in compliance with zoning.

Mr. Cacciatore noted the abutters had opted not to wait and upon explanation and review of the application, had no questions.

Mr. Cacciatore asked for a **MOTION**

Mr. Bath **MOVED** to waive the full site plan application requirements and approve Mr. Planty dba MacGuire Home Services, 36 Haverhill Road, East Kingston, NH 03827; second by Dr. Marston.  
The vote was unanimous.

Mr. Planty thanked the Board. Mrs. White will send Mr. Planty a letter.

**Board Business**

***Planning Commission Vacancy***

Ms. LaBranche noted there was still a vacancy for a Commissioner from East Kingston on the Rockingham Planning Commission. She will work up some verbiage for the newspaper.

**Adjournment**

**MOTION:** Dr. Marston **MOVED** the Planning Board adjourn, Mr. Bath seconded. The motion passed unanimously.

Mr. Cacciatore closed the meeting at 7:55 pm..

The next Planning Board meeting will be on April 20, 2017 at the Elementary School.

Respectfully submitted,

*Barbara White*

Planning Board Secretary

Joseph Cacciatore

Chairman