



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

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

MINUTES
Zoom Meeting – March 18, 2021
7:00 pm

The Town of East Kingston Planning Board met remotely through a video conference (Zoom) meeting, Thursday, March 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, 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 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 7:06 pm by Chairman Bath.

MINUTES

The Board reviewed the draft minutes from February 18, 2021. Bob Nigrello motioned to accept the February minutes. Vice-Chairman Allen seconded the motion with correction of a 2nded motion offered by Julie LaBranche. 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 April 15, 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)

Chairman Bath opened the continued public hearing for the subdivision application for Dennis and Karen Quintal.

Dennis shared his revised plans on the screen: there was no change to the topography plan except for addition of the 150 foot contour; NRCS soil boundaries and revised soils types and soil descriptive notes were added; on

Plan sheet PP1 added revised road profiles and cross-sections were revised to show narrowing of Addyson Lane from 24 feet wide to 20 feet wide, then widening to 24 feet again at the hammerhead/turnaround, then narrowing again to 20 feet wide the driveway entrances as agreed upon at the February discussion.

Plan Sheet PP2 added stabilization matting/erosion control blankets on 2:1 slopes around the hammerhead/turnout area.

Sheet D3 was added to the plan set showing the culvert wetland crossing and driveway cross-section detail on Lot 2. Quintal is awaiting approval from NHDES for a dredge and fill permit.

Quintal presented a new memo responding to the reviewing engineer Christian Smith's comments; all were addressed and satisfied; and requesting two waivers for reduction of road construction standards to allow for narrowing of the full road width with gravel shoulders and paved width in limited locations.

Chairman Bath made motion to accept the waiver request to Subdivision Regulation XV Construction of Roads to provide a variable width of pavement plus gravel shoulders reduced in specific locations from 36 feet to 24 feet as identified on the plan. Bob Nigrello seconded the motion. The motion was approved unanimously.

Chairman Bath made a motion to accept the waiver request to Subdivision Regulation Section XV Construction of Roads to provide a variable width of pavement from 24 feet reduced to 20 feet in specific locations identified on the plan. Vice-Chairman Tim Allen seconded the motion. The motion was approved unanimously.

Chairman Bath made a motion to approve the subdivision proposal for Dennis and Karen Quintal with the following conditions:

1. Applicant shall provide a draft road maintenance agreement for approval by the town and Planning Board
2. The proposed road, Addyson Lane, shall be constructed in phases with corresponding inspections by the reviewing engineer. A construction and inspection schedule shall be prepared and approved by the reviewing engineer and the Planning Board.
3. A bond or surety for construction shall be established satisfactory to the town.
4. A copy of the NHDES Wetlands Dredge and Fill permit shall be provided.
5. Monumented bounds shall be witnessed by the building inspector and a Certificate of Monument provided.
6. These Conditions of Approval must be fully met before signing of the final subdivision plan and mylar.

Chairman Bath closed the public hearing for the Quintal subdivision application.

Other Business

Chairman Bath noted that a follow up letter had been mailed to Mr. Daniel Stacey but not reply received.

Chairman Bath noted the following tasks to be taken up by the Planning Board:

- Election of Planning Board Officers will take place the April 15, 2021 meeting.
- Restart the Master Plan update process with the subcommittee
- The Zoom video conference format for Planning Board meetings will remain in place for the next few months.
- Bob Nigrello will remain in the Ex-Officio member until May 2021.

Adjournment

Bob Nigrello motioned to adjourn the meeting; Bill Caswell seconded. Motion was unanimously approved. The meeting was adjourned at 8:20 pm.

The next Planning Board meeting will be on April 15, 2021

Respectfully submitted,

Julie LaBranche

Circuit Rider Planner

Joshua Bath

Chairman

Minutes approved 4/15/21