



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

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

**PLANNING BOARD MINUTES  
Zoom Meeting – April 15, 2021  
7:00 pm**

The Town of East Kingston Planning Board met remotely through a video conference (Zoom) meeting, Thursday, April 15, 2021 at 7:00 PM. Due to COVID-19, and pursuant with NH Emergency Orders, no public meeting location was utilized.

**AGENDA**

**Discussion** with Lynn Blunt about a potential lot line adjustment at 121 Joslin Road (MBL 17-2-6)

**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, Lynn and Matt Blunt, Janet Smith, Julie Groetz

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 7:01 pm by Chairman Bath.

**MINUTES**

The Board reviewed the draft minutes from March 18, 2021. Tim Allen motioned to accept the March minutes. Bill Caswell seconded the motion. The minutes unanimously approved.

**Discussion with Lynn and Matt Blunt regarding a possible lot line adjustment at 121 Joslin Road (MBL 17-2-6)**

Lynn and Matt Bunt discussed the Board the possibility of a lot line adjustment and back lot subdivision. They noted the current parcel could not meet the minimum frontage requirements for a back lot subdivision. Vice Chair Allen reviewed the zoning requirements for a back lot subdivision noting that a frontage variance would be likely necessary and a waiver to the minimum lot width requirement under the Subdivision Regulations. The Blunt's noted that a recent application for a back lot subdivision had been grant zoning relief from the minimum frontage requirements.

Ms. LaBranche added that the property owner would need to submit a lot line adjustment application and waiver request for reduced lot width with an application for a back lot subdivision.

Julie Groetz spoke in favor the proposal to subdivide.

Chairman Bath briefly reviewed the requirements for submitting a lot line adjustment and/or back lot subdivision application.

### **Other Business**

#### **Planning Board Alternate Member Recommendation**

Chairman Bath introduced a potential candidate for a position as alternate to the planning board – Janet Smith. Ms. Smith expressed her interest in joining the Planning Board to help support the community and has an interest in land planning. Ms. LaBranche offered that Ms. Smith should submit a letter of interest to the Board of Selectmen and Planning Board for further action.

Chairman Bath motioned to recommend to the Board of Selectmen Janet Smith as a Planning Board alternate conditioned upon receipt of a letter of interest. Motion seconded by Vice Chair Allen. Motion approved unanimously.

#### **Election of Planning Board Officers**

Chairman Bath announced he would be stepping down from his position but remain a Planning Board member. Chairman Bath motioned to nominate Bill Caswell as replacement Chair. Motion seconded by Bob Nigrello. Motion approved unanimously.

Chairman Bath motioned to nominate Tim Allen to continue his position as Vice Chair. Motion seconded by Bob Nigrello. Motion passed unanimously.

#### **Update on Tilton Lane Subdivision Denial Appeal**

Ms. LaBranche noted that town council filed the appeal response to Circuit Court.

#### **Update on Conditions of Approval for Addyson Lane Subdivision**

Applicant Dennis Quintal briefed the Board on progress toward meeting the conditions of approval for his Addyson Lane subdivision project. He reported preparations for road construction, coordination with town reviewing engineer Christian Smith on inspections and a pre-construction meeting, all fees having been paid and preparation of the final mylar for signature when all conditions are met.

#### **Conservation Commission Natural Resources Inventory**

Conservation Commission Chair Dennis Quintal reported that the Commission would like to proceed with preparing a Natural Resources Inventory for the town Master Plan. The Planning Board supported the initiative. Ms. LaBranche noted that the Rockingham Planning Commission has a comprehensive map set available for reference for the project.

Vice Chair Allen suggested placing the Master Plan update on the agenda for the May meeting.

**Adjournment**

Dr. Marston motioned to adjourn the meeting; motion seconded by Bob Nigrello. Motion was unanimously approved.

The meeting was adjourned at 7:53 pm.

The next Planning Board meeting will be on May 20, 2021

Respectfully submitted,

*Julie LaBranche*

Circuit Rider Planner

Joshua Bath

Chairman

**Minutes approved on June 17, 2021**