



TOWN OF EAST KINGSTON
New Hampshire

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

MINUTES
Regular Meeting 17 April 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 Change/Expansion of Use for 152 Epping Road LLC (Kevin Jones) at 8 Depot Road (MBL 09-06-05) for repair and service of power sports and sales of parts and accessories, East Kingston - PB 14-0A.
- ◆ **Public Hearing** for Site Plan Review for 152 Epping Road LLC (Kevin Jones) at 5 Depot Road (MBL 09-03-10) for the addition of lighting for existing storage units and installation of electric gate, East Kingston - PB 14-0B.

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, Vice Chairman Dr. R. Marston and Ex-Officio Mr. R. Morales.

Advisors present: Rockingham Planning Commission (RPC) Senior Planner Ms. J. LaBranche; John Moreau, East Kingston Building Inspector; Ed Warren, Fire Chief; Applicant Kevin Jones; and Mr. Dennis Quintal.

Board Business

Public Hearing for Change/Expansion of Use for 152 Epping Road LLC (Kevin Jones) at 8 Depot Road (MBL 09-06-05) for repair and service of power sports and sales of parts and accessories, East Kingston - PB 14-0A.

Mr. Cacciatore opened the public hearing and invited Mr. Kevin Jones and Mr. George Guilmette (tenant) to explain the application to the Board. The proposed tenants George Guilmette and Mike Corcoran wish to establish a repair and service business for motorcycles and power sports machinery and equipment. The requested hours of operation would be Monday through Saturday from 8:00am to 5:00pm. There will be no additional employees other than Mr. Corcoran and Mr. Guilmette.

The tenant stated that all testing of power machinery and equipment would be conducted outdoors for brief times only. The tenant stated that a contract would be secured with the company Safety Kleen for removal of hazardous materials from the site and the business would follow their recommended safety practices. The applicant stated there would be no outdoor display of inventory or machinery on the site. All motorcycles and power sports machinery and equipment will be stored indoors. Mr. Jones and Mr. Guilmette estimate sufficient parking for the business, noting that parking for the general store is most busy in the early morning. Mr. Jones intends to repave and restripe the parking area to better organize and direct customers to parking for both businesses. No expansion of paved areas will take place. The business would share a dumpster with the Jones' General Store. At this time no sign for the business and no additional lighting is proposed.

Mr. Jones stated that an overhead door would be installed for the new business to operate, bringing machinery in and out of the shop. New windows and interior improvements will also be made to upgrade the building. Ms. LaBranche asked the Planning Board whether they would require Site Plan Review for this exterior alteration of the building, as both the Site Plan Review regulations and Town Center District zoning include architectural and style standards for exterior construction as well as standards for vehicle circulation and access. Unanimously, the Planning Board decided Site Plan Review would not be necessary for installation of the overhead door.

Mr. Warren stated that all gasoline and hazardous materials must be stored properly and no vehicles or equipment are allowed on the railroad tracks. Mr. Moreau asked whether the existing septic system is adequate to accommodate the new business. Mr. Jones replied that Mr. Dennis Quintal had evaluated the septic system capacity prior to his purchase of the property. Mr. Quintal believed the capacity was adequate. Mr. Cacciatore recommended that the applicant contact the owner of the railroad property to inquire about the location of their property boundaries with respect to his property and the change he intends to make to his property.

There was no public comment on the application.

Mr. Cacciatore asked for a motion on the change/expansion of use.

MOTION: Mr. Bath **MOVED** the Planning Board approve the change in use/expansion of use application for MBL 09-06-05 with the following conditions:

1. Letter from Mr. Dennis Quintal stating adequate septic capacity remains to accommodate the change/expansion of use.
2. Copy of the Safety Kleen contract for hazard material removal.
3. Installation of an overhead door for access to the building by the tenant.
4. Inspection and approval by the Fire Department.

Mr. Marston seconded the motion. The motion was unanimous.

Mr. Cacciatore closed this public hearing at 7:35pm.

Public Hearing for Site Plan Review for 152 Epping Road LLC (Kevin Jones) at 5 Depot Road (MBL 09-03-10) for the addition of lighting for existing storage units and installation of electric gate, East Kingston - PB 14-0B.

Mr. Cacciatore opened the public hearing and invited Mr. Kevin Jones to explain the proposed application to the Board. Mr. Jones explained that he proposes a site plan amendment including installation of an automatic gate at the entrance, lighting at the gate entrance and lighting for the doors on the two storage units. The purpose for these changes is to improve security for the users of the storage units and to prevent illegal entry and dumping that has occurred in the past (and currently). Currently, Mr. Jones has installed security cameras at the entrance to the property.

The automatic gate would be operated using a coded entry system. The gate would be operated 24 hours per day and would include a manual override system for access by emergency personnel. The gate would be composed of metal (the example shown was painted black). Lighting proposed by the gate would be mounted on a pole (pole and light owned by Unitil) and have shields to ensure illumination is cast downward at the gate entrance only (examples of the lighting fixtures were shown). Lighting along the storage units (corners and middle of the buildings) will be mounted to the building and also shielded to cast illumination downward and toward the building. All lighting will be activated by motion sensors. Examples of the gate, fencing and lighting were shown but the exact models have not yet been selected.

An abutter – Mr. Mark Coorsen, 7 Haverhill Road - commented on the application. Following the Applicant's presentation and explanation of lighting and fencing, he had no objections to the changes proposed. He believes the changes will make the site more secure. He asked if electrical power would be provided to the units. Mr. Jones replied that power would not be provided to the units. Mr. Coorsen asked if additional paving would be done on the site as runoff from existing pavement flows toward his existing shallow drinking water well. He is concerned that additional pavement will increase runoff from the site. Alternative and pervious type materials were discus-

sed for use on the site to minimize additional runoff. Discussion continued about whether Site Plan Review was necessary for expanding the paved area on the site. Mr. Jones has not decided definitively whether he plans to pave additional areas on the site or use some other type of material.

Mr. Cacciatore asked for a motion on the application for Site Plan Review for a minor site plan amendment.

MOTION: Mr. Bath **MOVED** the Planning Board approve the application for minor site plan amendment to add a gate, fence and lighting for MBL 09-03-10 with the following conditions:

1. Applicant will provide a photocopy of the final gate, fence and lighting specifications and models.
2. Hours of operation will be 7 days per week from 7:00am to 7:00pm.
3. The previously approved chain link fence noted on the site plan surrounding the storage unit area will be eliminated (had not been installed by the previous owner).

Mr. Morales seconded the motion. The motion was unanimous.

Mr. Cacciatore closed this public hearing at 8:25 pm.

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

Per request by the applicant, this subdivision application will be continued pending notification to the Board of a final court decision.

Mr. Cacciatore asked for a motion to continue this hearing. Ms. LaBranche will contact the Town's Attorney to inquire about the status of this application and case, and report back to the Board at the May meeting.

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. Marston seconded; the motion was unanimous.

Other Business

Mr. Dennis Quintal requested guidance from the Planning Board about how to proceed with not finalizing the previously approved subdivision for Mr. Vytantus Kasinskas, 31 North Road (MBL 14-02-09), East Kingston (PB 14-02). Currently, the conditions of approval have been completed and Mr. Kasinskas wishes to not proceed with finalizing and recording the subdivision but wishes to move forward with the lot line adjustment [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]. Ms. LaBranche stated that she would inquire about the property procedures and contact Mr. Quintal following the meeting.

ADJOURNMENT

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

The meeting was closed at 8:35 pm. The next Planning Board meeting will be May 15, 2014.

Respectfully submitted,

Julie LaBranche

Julie LaBranche
Circuit Rider Planner
Rockingham Planning Commission

Minutes approved May 15, 2014
Mr. Cacciatore, Chairman