



PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire

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

MINUTES
Regular Meeting 20 April 2017
7:00 pm

AGENDA:

- ◆ **Call to Order**
- ◆ **Public Hearing** for change of use for Paul Masone, 213 Haverhill Rd., East Kingston Light Industrial Park, for Advantage Trucking, Dan Kight, to add purchasing and internet sales of trucks to their existing business - (EKPB#17-OC)
- **Public Hearing** for change of use for Paul Masone, 213 Haverhill Rd., East Kingston Light Industrial Park, for Limitless Autowerks, Corey Marshall, as a new business providing automotive customization and repairs - (EKPB#17-OD)
- **Public Hearing** for change of use for Paul Masone, 213 Haverhill Rd., East Kingston Light Industrial Park, for Body's by Kevin, Kevin Alosio, as a new business providing auto body restoration and used car repairs - (EKPB#17-OE)

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, Chris Delling and Ex-Officio Richard Poelart.

Advisors Present: Rockingham Planning Commission (RPC) Senior Planner Ms. Julie LaBranche, and East Kingston Building Inspector John Moreau.

Also Present: Applicants Dan Kight, Corey Marshall, and Kevin Alosio; Ms. Masone.

Public Hearing for change of use for Paul Masone, 213 Haverhill Rd., (MBL 11-02-17), East Kingston Light Industrial Park, for Advantage Trucking, Dan Kight, to add purchasing and internet sales of trucks to their existing business - (EKPB#17-OC)

Mr. Cacciatore opened this Public Hearing.

Mr. Kight noted he would like to add to his existing business in the light industrial park. He would like the ability to purchase used vehicles from auctions to repair and re-sell.

All selling would be via the internet and no vehicles would be near the roadway for advertisement. He would need to apply to the State as a Used Car Dealer. Mrs. White noted this request would come to the Planning Board for their recommendation to the Selectmen for approval.

The only equipment having fuel inside the building would be the pressure washer. There is a fire extinguisher on the premises. Mr. Kight would have no additional employees and no additional exterior lighting. Any waste oil will be eliminated by means of a waste oil burner.

There will be no objectionable odors, fumes, heat or glare, or smoke or dust generated. There will be no noise or vibrations detectable beyond the property line. Mr. Kight noted there is a vegetative buffer between his business and nearby residences. All waste and refuse will be handled via a rental dumpster.

Ms. LaBranche noted his application indicated 5 vehicles and asked where they would be stored. Mr. Kight answered they would be stored either inside or outside; he was not expecting on having a large volume of cars. He is in the second building that has one garage bay. There is an area in front of the garage that could hold approximately 15 cars. He would not be parking near the septic system. Ms. LaBranche asked what the parking area consisted of; Mr. Kight answered it was a mix of hot top and gravel. Ms. LaBranche asked how he planned on containing any leaks from the vehicles; Mr. Kight noted he would not be purchasing vehicles that were leaking oil.

There was discussion regarding the hours on Mr. Kight's application. The Board recommended he ask for the same hours as his existing business for less confusion. Mr. Kight amended his application to the hours of 7:00 am to 10:00 pm, Monday through Sunday.

Mr. Bath stated Mr. Kight would be subject to periodic inspections from the Fire Department as a condition of approval.

It is noted there were no abutters present.

There being no further questions from the Board, Mr. Cacciatore asked for a **MOTION**

Mr. Bath **MOVED** to approve the change of use for Paul Masone, 213 Haverhill Rd., (MBL 11-02-17), East Kingston Light Industrial Park for Advantage Trucking, Dan Kight (EKPB#17-OC) to add purchasing and internet sales of trucks to their existing business with approval for up to 5 vehicles; the condition for periodic inspections by the Fire Department, and hours of 7:00 am to 10:00 pm - Monday through Sunday; second by Mr. Delling. The vote was unanimous.

Mr. Cacciatore closed this public hearing.

Mr. Kight thanked the Board. Mrs. White will send Mr. Kight a copy of the decision.

Public Hearing for change of use for Paul Masone, 213 Haverhill Rd., East Kingston Light Industrial Park, for Limitless Autowerks, Corey Marshall, as a new business providing automotive customization and repairs - (EKPB#17-OD)

Mr. Cacciatore opened this Pubic Hearing.

Mr. Marshall explained he does automotive customization and repair such as suspension, performance, detailing, wheels, interior, etc. on classic European cars on nights and weekends at the present time.

There will only be one employee and no additional exterior lighting. Hazardous materials he would have are quarts of motor oil, some paint thinner and a couple of cans of spray paint. He has a lock box for the combustibles. Mr. Bath asked about ventilation for the spray painting. Mr. Marshall noted he would only be using cans of spray paint; there would be no spray booth painting. Ms. Masone noted the garage doors open for ventilation. There is a fire extinguisher on the premises. Most cars would be outside at the end of the day.

There will be no objectionable odors, fumes, heat or glare, or smoke or dust generated. There will be no noise or vibrations detectable beyond the property line. All waste and refuse will be handled via a rental dumpster. To Ms. LaBranche's question of how many cars he would have, he noted there would be a maximum of 3-4 cars at any given time.

There was discussion regarding the hours on Mr. Marshall's application. The Board recommended he ask for the most hours he thought he needed to operate, noting he could then work any hours between the approved

hours. This way he would not need to come back before the Board for a change of hours. Mr. Marshall amended his application to the hours of 7:00 am to 10:00 pm, Monday through Sunday.

Mr. Bath stated Mr. Marshall would be subject to periodic inspections from the Fire Department as a condition of approval. Also no parts would be allowed to be stored outside.

It is noted there were no abutters present.

There being no further questions from the Board, Mr. Cacciatore asked for a **MOTION**

Mr. Bath **MOVED** to approve the change of use for Paul Masone, 213 Haverhill Rd., (MBL 11-02-17), East Kingston Light Industrial Park for Limitless Autowerks, Corey Marshall, as a new business providing automotive customization and repairs with approval for up to 4 vehicles, a condition for periodic inspections by the Fire Department, hours of 7:00 am to 10:00 pm - Monday through Sunday and no storing of parts outside (EKP#17-OD); second by Mr. Delling. The vote was unanimous.

Mr. Cacciatore closed this public hearing.

Mr. Marshall thanked the Board. Mrs. White will send Mr. Marshall a copy of the decision.

Public Hearing for change of use for Paul Masone, 213 Haverhill Rd., East Kingston Light Industrial Park, for Body's by Kevin, Kevin Alosio, as a new business providing auto body restoration and used car repairs - (EKP#17-OE)

Mr. Cacciatore opened this Public Hearing.

Mr. Alosio explained he is looking to perform auto body restoration, light used car repairs, and light auto mechanical work in the light industrial park. He works mostly on muscle cars.

He is the only employee and no additional exterior lighting is planned. Hazardous materials consists of lacquer thinner, cleaning supplies and oils. He would store these in a closed steel cabinet and disposal will be with Safety Clean. There is a fire extinguisher on the premises, as well as smoke and CO2 alarms. The Board gave permission for up to 3 cars at any one time to be stored outside.

There will be no objectionable odors, fumes, heat or glare, or smoke or dust generated. There will be no noise or vibrations detectable beyond the property line. All waste and refuse will be handled via a rental dumpster.

There was discussion regarding the hours on Mr. Alosio's application. Mr. Alosio had noted hours of 8:00 am to 5:00 pm on his application, but had not indicated which days. Mr. Alosio amended his application for the hours of 8:00 am to 5:00 pm, Monday through Sunday.

Mr. Bath stated Mr. Alosio would be subject to periodic inspections from the Fire Department as a condition of approval. Also no parts would be allowed to be stored outside.

It is noted there were no abutters present.

There being no further questions from the Board, Mr. Cacciatore asked for a **MOTION**

Mr. Bath **MOVED** to approve the change of use for Paul Masone, 213 Haverhill Rd., (MBL 11-02-17), East Kingston Light Industrial Park for Body's by Kevin, Kevin Alosio, as a new business conducting auto body restoration, light used car repairs, and light auto mechanical work with approval for up to 3 vehicles, a condition of periodic inspections by the Fire Department, hours of 8:00 am to 5:00 pm, Monday through Sunday and no storing of parts outside (EKP#17-OE); second by Mr. Delling. The vote was unanimous.

Mr. Cacciatore closed this public hearing.

Mr. Alosio thanked the Board. Mrs. White will send Mr. Alosio a copy of the decision.

Ms. LaBranche explained to those in attendance the reason for these public hearings is that the light industrial park is a facility where tenants change fairly frequently. This is a check and balance so the Fire Department knows who the tenants are and what they are doing in the case of an emergency. Also what types of chemicals are being used and what type of vehicles are on the premises.

Board Business

Hours for Light Industrial Park

Mr. Moreau suggested the hours for the Light Industrial Park be changed to 6:00 am to 10:00 pm for all the tenants, seven days a week. That way the police would know no one is to be at the park after 10:00 pm. We will contact Mr. Masone to see what his thoughts are on changing the hours.

DES Drinking Water Source Protection Conference

Mrs. White noted this conference will be held at the Grappone Conference Center on May 18. The event fee is \$60 which includes lunch and refreshments. Ms. LaBranche noted there would be several talks regarding the drought. Anyone interested in attending can contact Mrs. White for registration details..

FEMA Report

The Board received a letter regarding the FEMA Report on the Discovery Meetings for Risk Mapping for the Piscataqua Salmon Falls Watershed. Anyone interested can go to the website to download a copy of the report. See Mr. White for the website address.

TAC

Mrs. White Attended the TAC meeting (Transportation Advisory Meeting) on March 23. She noted the improving sight distance at the intersection of NH 107 and Willow Road has been identified as a project on the Prioritized Project List.

New Tenant

Larry Bean will be coming to the Board with a new tenant next month - change of use.

Ordinance Changes

Mrs. White incorporated the March warrant article changes to the ordinance; Ms. LaBranche will double check and new pages will be printed for the Board. Mr. Bath noted all the changes submitted by the Board passed.

Adjournment

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

Mr. Cacciatore closed the meeting at 7:35 pm.

The next Planning Board meeting will be on May 18, 2017 at the Pound School.

Respectfully submitted,

Barbara White

Planning Board Secretary

Joseph Cacciatore

Chairman