



PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire

2014-2015  
Joe Cacciatore, *Chairman*  
Dr. Robert Marston, *Vice Chairman*

**MINUTES**  
Regular Meeting 15 May 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 Home Occupation for Linda Anason, 50 Depot Road (MBL 09-06-01) - PB 14-HO1.

**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, Vice Chairman Dr. R. Marston, Mr. C. Delling and Ex-Officio Mr. R. Morales. Mr. J. Bath was excused.

**Advisors present:** Rockingham Planning Commission (RPC) Senior Planner Ms. J. LaBranche; John Moreau, East Kingston Building Inspector; Applicant Linda Anason.

**Board Business**

**Minutes**

Mr. Cacciatore asked for a motion to approve the April minutes.

**MOTION:** Mr. Morales **MOVED** to approve the April minutes as presented; Mr. Delling seconded. The motion passed unanimously.

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

This issue is still pending a final court decision and will be continued.

Mr. Cacciatore asked for a motion to continue this hearing.

**MOTION:** Mr. Delling **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. Cacciatore seconded; the motion was unanimous.

**Public Hearing for Home Occupation for Linda Anason, 50 Depot Road (MBL 09-06-01) - PB 14-HO1.**

Mr. Cacciatore opened the public hearing and invited Ms. Anason to give details for her application to the Board. Ms. Anason explained she had an antiques shop in Exeter and wished to have a second location at this time at her home, which she had recently bought. She had also applied for a driveway permit on Depot Road to the State.

The Board had reviewed Ms. Anason's application and had the following observations/comments.

There was no opposition to the home occupation itself, as sales of antiques was on the list of approved uses for home occupation. Ms. Anason indicated there would be only herself running the business. The hours of 11:00am to 5:00 pm seasonally (May through October) was reasonable and approved by the Board. Ms. Anason did not intend on installing any additional lighting and would adhere to the regulations for specifications for an approved sign.

Mrs.. White reminded Ms. Anason as per the Home Occupation regulation, the exterior of the building must not create or display any evidence of the home occupation other than an approved sign. Items displayed outside for a short time were acceptable. Also disposal of solid waste generated by the business would need to be removed at the owner's expense and not provided by the Town of East Kingston.

Concern was raised regarding the location of Ms. Anason's proposed driveway cut onto Depot Road for site distance requirements. After discussion, the Board ascertained it would hold off on submitting their letter of recommendation to the Selectmen pending the acceptance of the State driveway permit application.

Mr. Moreau also indicated that since the barn would be open to the public, an inspection of the structure would need to be conducted by the Building Department for stability of the second floor (storage) and the Fire Dept. would need to perform an inspection. At the very least smoke detectors would need to be installed.

There were no abutters present.

Mr. Cacciatore asked for a motion on the home occupation.

**MOTION:** Mr. Morales **MOVED** the Planning Board send a letter of recommendation for the home occupation of sales of antiques for Linda Anason, 50 Depot Road pending meeting the conditions of state approval for the driveway location on Depot Road, and inspections by the Building Inspector and the Fire Department. Mr. Delling seconded. There was unanimous approval.

Mrs. White will provide the phone numbers of the Building Inspector and the Fire Department to Ms. Anason to enable her to arrange for the inspections, and will also send a copy of the sign requirements. .

Mr. Cacciatore closed this public hearing. Ms. Anason thanked the Board for their time.

### **OTHER BOARD BUSINESS**

**Notices of Decision:** Mrs. White had revised the Notices of Decision for Moto Sports Xing at 8 Depot Road and Mr. Jones' storage unit property at 5 Depot Road to include all the conditions voiced in the hearing discussions and the standard conditions; she asked the Board members to review. There was Board consensus to send the revised Notices of Decisions to the applicants. Mrs. White will do so on Monday.

**State Inspection Station Form Letter:** Mrs. White noted a letter had been received from the state regarding a request for Moto Sports Xing of East Kingston to operate as a motorcycle inspection station. She had formatted a letter of request to send to the Selectmen (as is the usual procedure) to sign the form and return it to the state. There was Board discussion on the matter. Mr. Morales did not remember any discussion mentioned regarding operating as an inspection station in conjunction with the change/expansion of use for 8 Depot Road; no other Board member remembered any discussion on that subject. There was Board discussion that operating as an inspection station could change the way the business would operate and might impact traffic in the May-June timeframe.

General consensus was that Moto Sports Xing would need to come back before the Board for a separate hearing to ask to be approved as an inspection station. It was commented that a previous business had come before the Board to request status as an inspection station and it was a separate, noticed public hearing. They noted all applicants need to be treated equally. Mrs. White will send them a letter letting them know they would need to have a separate public hearing for the inspection station.

**Red Iguana/East Kingston Restaurant:** A request from the State had come to the Selectmen's Office regarding the Red Iguana Restaurant. They requested a letter/email stating the Town had no objection to serving alcohol on the outside deck and once that communication was received, they would be able to approve the patio for liquor service outside.

It appears the original approval was given to Mr. Dunlap for Carmen's Restaurant, and it was now called the Red Iguana. Also, there was question as to whether or not the restaurant now has a new name which is stated in the communication from the licensing bureau; the East Kingston Restaurant. The Selectmen and the Planning Board are unsure if the name of the restaurant has changed or just the name on the liquor license. Mrs. White will contact Mr. Dunlap and find out if the restaurant name has changed. She will check with the State to see if the name of the establishment on the approval needs to match the actual name of the restaurant. She will also get in touch with Mr. Dunlap for contact information and a copy of the liquor license in his name for the files.

**5 Depot Road:** Mrs. White noted the site plan Mr. Jones had submitted for his changes to the storage unit property had not been updated to reflect the current conditions and approvals (no need for perimeter fence, light pole drawn in, automatic gate drawn in). Upon further discussion, the Board verified they had not asked for an up-to-date existing conditions plan.

As the applicant was in the process of submitting a stormwater management plan for paving of the driveway, Mrs. White will contact the engineer and see if those changes could be incorporated on that new plan to reflect the existing conditions at no extra charge to the applicant.

**Community Workshop:** Ms. LaBranche explained the Coastal Adaption Workgroup and New Hampshire OEP's Floodplain Management Program are offering a free community workshop on "*Water, Wind, and Climate*" to be held at the Hugh Gregg Coastal Conservation Center at the Great Bay Discovery Center in Greenland on June 12 from 5:00-8:30pm. The workshop is free, but prior registration is required as a light dinner will be provided. Please contact Sharon.hughes@unh.edu / (603) 862-1029 for questions/registration.

**Workshop:** The Exeter-Squamscott River Watershed will be offering a "*Green Infra-structure Workshop*" on May 27 from 7:00-9:00pm at the Sandown Town Hall. the workshop is free, but an RSVP is requested. Please RSVP to jlabranche@rpc-nh.org/(603) 658-0522 if you are interested in attending.

**FEMA Flood Map:** Ms. LaBranche provided an Updated Coastal Insurance Rate Map from FEMA which indicates there are no changes to the flood hazard areas within the community of East Kingston. This map will be available in the Selectmen's Office for review.

## ADJOURNMENT

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

The meeting was closed at 8:10 pm. The next Planning Board meeting will be June 19th.

Respectfully submitted,

*Barbara White*

Barbara A. White  
Planning Board Secretary

Minutes approved June 19, 2014

Mr. Cacciatore  
Chairman