



PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire

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

**MINUTES**  
Regular Meeting 18 May 2017  
7:00 pm

**AGENDA:**

- ◆ **Call to Order**
- ◆ **Public Hearing** - Change of Use for Larry & Karen Bean, 4 Powwow River Road, East Kingston, NH (MBL 10-03-10) for prospective new tenants Geoffrey Wood and Chris Kuntz dba BlueFin Electric Maintenance LLC (EK PB 17-OF)
- ◆ **Public Hearing** - Home Occupation Application for Joy Given, 120 Burnt Swamp Road, East Kingston, NH (MBL 011-03-03) dba Joy's Salon ( EK PB 17-OG)

**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, Bill Caswell and Ex-Officio Richard Poelaert.

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

**Also Present:** Applicants Joy and John Given, Applicants Larry Bean and Chris Kuntz..

**Public Hearing - Change of Use for Larry & Karen Bean, 4 Powwow River Road, East Kingston, NH (MBL 10-03-10) for prospective new tenants Geoffrey Wood and Chris Kuntz dba BlueFin Electric Maintenance LLC (EK PB 17-OF)**

Mr. Cacciatore opened this Public Hearing.

He asked Mr. Kuntz to explain his application to the Board. Mr. Kuntz stated his business serviced electric installations, lighting and maintenance of both residential and commercial properties. They were looking to rent space from Mr. Bean as a place to keep extra equipment and supplies.

They would conduct no work at 4 Powwow River Road, but stock their trucks for the work they were doing that day. They have 6 employees and would like to be approved for hours of 7:00 am to 9:00 pm Monday through Sunday.

They have 2 vans, a bucket truck and 3 regular trucks. They would only be keeping 2 vans and the bucket truck on the property. There are fire extinguishers, smoke detectors, and CO2 detectors on site.

Ms. LaBranche asked if they were intending on having a sign. Mr. Kuntz noted he would like to have sign. Mr. Bean said he would be reconfiguring the existing sign to account for the new tenant.

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 Larry & Karen Bean, 4 Powwow River Road, East Kingston, NH (MBL 10-03-10) for change of use for new tenants Geoffrey Wood and Chris Kuntz (EK PB 17-OF) dba BlueFin Electric Maintenance LLC with approved hours of 7:00 am to 10:00 pm - Monday through Sunday; second by Mr. Poelaert. The vote was unanimous.

Mr. Cacciatore closed this public hearing.

Mr. Kuntz and Mr. Bean thanked the Board. Mrs. White will send a copy of the decision to them

**Public Hearing - Home Occupation Application for Joy Given, 120 Burnt Swamp Road, East Kingston, NH (MBL 011-03-03) ( EK PB 17-OG)**

Mr. Cacciatore opened this Public Hearing.

He asked Mrs. Given to explain her application to the Board.

Mrs. Given explained she was a hair dresser and would like to opportunity to work from home as her elderly mother now lived with them. Working from home would afford her the opportunity to be there during the day for her.

The space she would utilize was in the basement of her home which was accessible through the garage and was on one level. She did not wish to have a sign.

She would have only one station, and she had no employees; only herself. Ms. LaBranche noted she was well within the 25% total area allowed for a home occupation.

She asked to work two days a week, but was encouraged to ask for the most hours she thought she would need so she would not need to come back before the Board for a change. Then she could work any hours or days in between the approved hours. Mrs. Given changed her hours to 10:00-6:00 Monday through Sunday.

The Building Inspector explained both he and the Fire Chief will need to inspect the premises. He also noted an exit sign should be installed near the egress to the garage.

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 Home Occupation Application for Joy Given, 120 Burnt Swamp Road, East Kingston, NH (MBL 011-03-03) ( EK PB 17-OG) with approved hours of 10:00am-6:00pm Monday through Sunday, conditional on inspections by the Building Inspector and Fire Chief; second by Mr. Poelaert. The vote was unanimous.

Mr. Cacciatore closed this public hearing. Mrs. White will send the memo to the Selectmen recommending their approval.

### **Board Business**

#### ***Regulation Updates***

Ms. LaBranche noted she would begin working on updating the Subdivision Regulations in the next month or two.

#### ***Master Plan***

She also suggested that the Board might use the \$2,000 they had earmarked for "other" expenses to start updating the Master Plan. The Board agreed this was a good idea as it hasn't been done in a very long time. The chapters that will be worked on are the two land use chapters, as well as the Vision Chapter.

Mrs. White will draft a memo to the Selectmen recommending they approve the contract. Ms. LaBranche will draw up a contract for the Selectmen to sign, as this would be separate from her duties working with the Planning Board.

Ms. LaBranche suggested to the Board they might want a committee of knowledgeable residents work on contributing to the updates. The Conservation Chairman, Road Agent, a Selectmen, and a Planning Board member were suggested, as well as some other residents who might be interested on working on the project. Ms. LaBranche recommended they could also hold a visioning meeting to get input from the residents for the chapter.

#### ***RPC Representative***

Ms. LaBranche also noted there was an available position as RPC Representative still needing to be filled. They meet on the second Wednesday of the month on a rotating schedule of meeting towns from 7:00 - 9:00 pm. Mr. Cacciatore will ask Mr. Morales if he would be interested as serving in this position.

#### ***Election of Officers***

The election of officers did not happen in April as there was not full board present. Nominations were presented for the positions of Chairman and Vice Chairman.

Mr. Bath nominated Mr. Cacciatore as Chairman; second by Dr. Marston, with a unanimous vote.

Mr. Bath nominated Dr. Marston as Vice Chairman; second by Mr. Delling, with a unanimous vote. Congratulations and Thanks to both Mr. Cacciatore and Dr. Marston for serving.

#### ***Adjournment***

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

Mr. Cacciatore closed the meeting at 7:30 pm.

The next Planning Board meeting will be on June 15, 2017 at the Pound School.

Respectfully submitted,

*Barbara White*

Planning Board Secretary

Joseph Cacciatore

Chairman

Minutes approved June 15, 2017