



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

2019-2020  
Joshua Bath, *Chairman*  
Tim Allen, *Vice Chairman*

**MINUTES**  
Regular Meeting June 20, 2019  
7:00 pm

**AGENDA:**

**Board Business.**

- **Public Hearing:** Eugene Capobianco, 14 Powwow River Road, MBL 10-03-09 for an amended site plan – EK 19-02
- **Review** of proposed changes to the Single-Family Cluster Residential Development ordinance (Article XI).
- **Discussion** of the new RPC Contract for the coming year.

**CALL TO ORDER:** This meeting of the East Kingston Planning Board was called to order at 7:00 pm by Chairman Bath.

**Members Present:** Chairman Josh Bath, Dr. Robert Marston, Bill Caswell, Scott Orleans and Dick Poeleart.

**Advisors Present:** RPC Senior Planner Julie LaBranche.

**Also present:** Applicants Geraldine and Eugene Capobianco, their representative Mr. Dennis Quintal, and Abutters Donna and Steven McGowen.

Chairman Bath welcomed Mr. Orleans to the Board and appointed him a voting member in Mr. Allen's absence.

**Minutes:** Mr. Bath asked for a **MOTION** to approve the May Minutes.

Mr. Caswell **MOVED** to approve the May minutes as presented; second by Mr. Poeleart with a unanimous vote.

**Public Hearing for Geraldine and Eugene Capobianco, 14 Powwow River Road, MBL 10-03-09 for an amended site plan – EK 19-02**

Mr. Bath opened the public hearing for the Capobiancos and asked their representative Dennis Quintal to explain the amended site plan.

The plan Mr. Quintal presented showed the structure Mr. Capobianco is proposing in the location of the previously-approved work shop building and greenhouse. It will be a 4-unit building, with additional parking for each of the units. The access to the new building would be around the main building. Mr. Quintal has also shown silt fencing by the wetlands to be installed during construction.

The structure would have four separate bays with their own bathroom, each with a garage door in the rear and a door on the front side. There would be downcast lights over the garage doors which are on the back side of the building, and Mr. Capobianco has shown the doorways on the front of the building as recessed so the illumination will not shine out. The location of the fire alarm has been moved for better access by the Fire Department and the new building will be alarmed as well.

Mr. Capobianco will utilize one unit and rent out the other three units. He stated the type of tenants he would be looking to rent to would be contractors in the professional trades and they would only store their work vehicles and maybe some equipment in the units. Mr. Capobianco acknowledges that any new tenants he would entertain would need to come before the Board for approval.

The area where the building will be placed and the parking area will be located is flat ground so there would be minimal soil disturbance. The driveway will be crushed asphalt.

There would be no outside storage of any materials or equipment. The plan shows the snow storage areas plus the added bollards in front of the propane tank at the rear by the snow storage area. Mr. Quintal has also shown all wells within a 200' radius. Mr. Capobianco will install a meter to better monitor water usage.

Regarding stormwater management, Mr. Quintal had provided a substantial drainage analysis report and explained to the Board where all the water will drain on the site and has shown trenches of crushed stone along both sides of the drip edge of the new building. The detention area has been made larger to handle the water from the new area and Mr. Capobianco will maintain it to make sure it is functioning correctly.

As potential tenants of the new building will be contractors, the Board discussed hours of operation and were in favor of approving hours from 6:00 am to 8:00 pm, Monday through Sunday.

Mr. Bath opened the floor to abutters.

Abutters Donna and Steven McGown, 9 Powwow River Road, expressed concern regarding the number of vehicles and traffic on the property and the lessened compacted soil on the parking lot, which caused much dust when it was windy. They were also concerned about the catch basin and if it was operating properly.

Mr. Capobianco stated he was in the process of replenishing the soil on the parking lot which had been removed during snow plowing and would be compacting it down which should lessen the dust issue. He will also will examine the catch basin and clean it out.

Mr. Bath closed the floor to abutters.

Mr. Bath **MOTIONED** to accept the amended site plan as complete; seconded by Mr. Poeleart with a unanimous vote.

Mr. Bath asked for a **MOTION** to approve the plan

Mr. Caswell **MOVED** to approve the amended site plan for Eugene and Geraldine Capobianco, 14 Powwow River Road, MBL 10-03-09 with the following conditions: metering for the well and septic system will be installed; stormwater maintenance will be conducted on the bio-retention area, the parking lot will be leveled and compacted, signage for one-way traffic will be installed, no outside storage of materials or equipment, approved hours are 6:00 am to 8:00 pm Monday through Sunday, and an initial fire inspection will be conducted with annual inspections will follow.  
Second by Mr. Poeleart with a unanimous vote.

There was discussion if the plan would be recorded. Mrs. LaBranche noted it should be. Mr. Quintal will provide a simpler plan for recording which will be accepted by the Registry and retain the plan presented this evening for the records.

Mrs. White explained to Mr. Capobianco there would be a \$26 check required to record the amended site plan and will send the requirements to him via email.

Mr. Capobianco thanked the Board for their time.

Mr. Bath closed the Public Hearing.

## **Board Business**

### **Discussion of the new RPC Contract for the coming year**

The RPC contact with the Planning Board is up for renewal at this time. Ms. LaBranche noted the contract has increased by \$600 for the coming year as the hourly rate has been increased. Mr. Bath remarked that Ms. LaBranche's expertise has been very important for the Board's operation and he considers her an invaluable asset; the Board agreed.

Mr. Bath asked for a **MOTION** to send a letter to the Selectmen asking them to sign the contract with the RPC for the Planning Board.

Mr. Caswell **MOVED** to ask the Selectmen to approve the Circuit Rider's contract; second by Mr. Poeleart with a unanimous vote.

Mr. LaBranche also noted she had gone over the allotted hours for Planning Board work; Mr. Poeleart asked her to send an email informing the Selectmen how much more they owe her.

### **Review of proposed changes - Single-Family Cluster Residential Development ordinance (Article XI)**

Ms. LaBranche reviewed some of the areas of concern, especially with bonus percentages. The Board will review the current ordinance and discuss this at the July meeting.

### **Grandfathered Surveys**

The Board discussed the new surveys that had been mailed out and the response of the recipients.

### **Adjournment**

Dr. Marston made a **MOTION** to adjourn; Mr. Caswell seconded, with a unanimous vote.

Mr. Bath closed the meeting at 8:30 pm.

The next Planning Board meeting will be on July 18th.

Respectfully submitted,

*Barbara White*

Planning Board Secretary

Josh Bath

Chairman

Minutes approved July 18, 2019