



PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire

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

MINUTES
Regular Meeting 17 July 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 *Amended Site Plan Review* for Bradley Jamieson for 14 Powwow River Road, MBL 10-03-09 for addition of a single story shed roof to the left and right side of rear tower staircase. EK PB 14-OC
- ◆ **Public Hearing** for *Change of Use Review* for Bradley Jamieson for engineering & design company (James Sellers) at 14 Powwow River Road, MBL 10-03-09. EK PB 14-OD
- ◆ **Discussion** with Christina Dell Angelo regarding change of signage at YMCA camp.
- ◆ **Review** of the renewal for the RPC Circuit Rider Contract for the coming year.

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. J. Bath, Mr. Chris Delling and Ex-Officio Mr. R. Morales.

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

Also Present: Applicant Brad Jamieson and his representative Mr. Dennis Quintal, Licensed Professional Engineer; and potential tenant Michael Cole.

Board Business

Minutes

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

MOTION: Mr. Morales **MOVED** to approve the June minutes as presented; Dr. Marston 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. 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. Delling seconded; the motion was unanimous.

Public Hearing for Amended Site Plan Review, Bradley Jamieson, 14 Powwow River Road, MBL 10-03-09 for addition of a single story shed roof to the left and right side of rear tower staircase. EK PB 14-OC

Mr. Cacciatore opened this public hearing and invited Mr. Jamieson to explain his application. The original proposed addition for the stair way tower was 16' square; now he was proposing to make the stairway somewhat smaller (10' x 10') and add the storage space to either side.

Mr. Jamieson noted that as part of the design on the end unit, there would be an exterior staircase tower to the second floor. Mr. Jamieson referred to the rendering that was distributed to the Board members. Mr. Jamieson was now requesting to add a shed-type roof over a hallway on both sides of the stairway tower at the rear of the building; one side being approximately 15' long and the other approximately 19' long. Mr. Jamieson noted there was adequate room between this proposed addition and the property lines.

Mr. Jamieson noted that his potential new tenant, Eclipse (discussed at the next public hearing) expressed the need for slightly more room for equipment and some storage. The shed roof addition as presented would allow not only for access to the second floor but a space for two pieces of equipment and storage for Eclipse. Mr. Jamieson noted that the hallway addition would also be imperative for the tenant's tours of the facility.

The Board did not have any concerns with the proposed addition. Ms. LaBranche noted that an amended site plan showing all additions and actual conditions needed to be reviewed and a mylar recorded as the site plan they were looking at was not up-to-date or accurate. This could be made a condition and allow Mr. Jamieson to acquire a building permit and proceed with his construction in the meantime.

Mr. Quintal noted he usually produces a mylar of a plan for recording, but for this particular plan there was never a condition to have it recorded so it had not been. As this plan had already been extensively reviewed and approved by the Board with the exception of this new addition, Mr. Quintal suggested the necessary changes be made and reviewed, and then he would produce a mylar for recording.

Ms. LaBranche suggested wording be added to the site plan regulations indicating that recording of site plans at the applicants' expense could be required if the Board deemed it necessary for that particular application.

The updates to be made to the plan are as follows:

- Change the proposed sunroom to a built structure and give it a name or space number.
- Add the staircase tower (labeled), and the shed roof on either side.
- Re-number the units to match what Mr. Jamieson has numbered on the doors and his tenant list.
- As is labeled for the butcher shop and 2nd floor office, specify the 2nd floor unit for Eclipse over the all units but the butcher shop and note their space on the 1st floor.

Mr. Moreau asked if the grease trap would need to be removed; Mr. Quintal noted he would check on that item.

Mr. Cacciatore asked for a motion.

MOTION: Mr. Bath **MOVED** to approve the amended site plan at 14 Powwow River Road, MBL 10-03-09 for the addition of a single story shed roof to the left and right side of rear tower staircase with the condition that an updated plan be submitted and the mylar be recorded. The Building Inspector can issue a building permit for the construction immediately. Mr. Morales seconded; the motion was unanimous.

Mr. Cacciatore closed this public hearing.

Ms. LaBranche asked Mr. Jamieson how the stormwater retention pond was working. Mr. Jamieson noted it needed two items; he was going to install downspouts at the rear of the building to direct the flow to the retention pond, and also the slope is going to be changed slightly to direct the water where it needs to go. He hopes to complete both these items in the next few weeks. Bollards are also going to be installed in front of that area for safety.

Public Hearing for Change of Use Review for Bradley Jamieson for engineering & design company (James Sellers) at 14 Powwow River Road, MBL 10-03-09. EK PB 14-OD

Mr. Jamieson explained that Eclipse Engineering and Design company wanted to lease space in his building at 14 Powwow River Road. They would utilize most of the 2nd floor and the end two units on the first floor. He reminded the Board that originally the 2nd floor space was approved for an antiques business but had never been occupied. He now would like to change that so he could lease the space to Eclipse.

Mr. Michael Cole works for Mr. Sellers and addressed the Board to explain their business. He explained Eclipse was an engineering and design company whose main focus was product development of medical products with clients all over the country. They use CAD systems for their designs, and produce a few prototypes in-house. There would be no actual making of product at this location. Mr. Cole showed the Board members some of the types of products they produce which includes monitoring devices, diagnostic equipment, disposables and products for consumer health.

Mr. Cole explained that would be between 6-12 people there at any one time and they were all designers and engineers.

Mr. Cacciatore asked for a motion for change of use.

MOTION: Mr. Bath **MOVED** to approve the Change of Use Bradley Jamieson for Eclipse Product Development (engineering & design company) at 14 Powwow River Road, MBL 10-03-09. EK PB 14-OD. Mr. Delling seconded; the motion was unanimous.

Mr. Cacciatore closed this public hearing.

Mr. Jamieson asked if it would be acceptable to the Board for a temporary tool trailer while he was completing the construction of the building. There was Board discussion and the consensus was there was no problem with it as long as it was temporary.

Mr. Cacciatore asked for a motion.

MOTION: Mr. Bath **MOVED** to approve temporary storage of tools and equipment at 14 Powwow River Road for a timeframe not to exceed one year. Mr. Delling seconded; the motion was unanimous.

Ms. White noted that Mr. Jamieson had provided her a list of contact name and phone numbers for the tenants at 14 Powwow River Road and an updated wastewater flow chart for the site which includes Eclipse.

OTHER BOARD BUSINESS

Discussion with Christina Dell Angelo regarding change of signage at YMCA camp.

Mrs. White reported that Ms. Del Angelo, 3 Gate Designs, was not able to attend and she would explain her question for her. Ms. Dell Angelo's company has been contracted to produce a new sign for the YMCA Camp Tricklin' Falls Camp and is requesting an approval for the sign.

They have proposed a choice of two sizes of signs and are prepared to go forward with whichever the Board approves. One is 6' x 4' and the other is 5' x 3'. Ms. Dell Angelo stated that the current sign post closest to the road would stay in place and the other would be adjusted as necessary to accommodate whichever sign was being installed. This should satisfy the any site distance concerns.

The Board had discussion and decided either sign would be acceptable. Mrs. White will contact Ms. Dell Angelo and let her know of the Board's decision.

Review of the renewal for the RPC Circuit Rider Contract for the coming year.

Mrs. White reported that the RPC Circuit Rider Contract is up for renewal and the cost had gone up slightly from last year. After several years of staying the same, the RPC has increased their fee from \$55 to \$58 per hour. This results in an increase of \$504 for the yearly fee (or \$252 per half year as we pay in two payments).

The Board will need to vote on accepting the contract and to send a letter to the Selectmen asking them to sign the contract for the coming year as the Planning Board does not have the authority to sign.

Mr. Cacciatore asked for a motion.

MOTION: Mr. Bath **MOVED** to accept the RPC contract for the coming year and to send a letter to the Selectmen asking them to sign the contract. Mr. Delling seconded; the motion was unanimous.

Paul Masone/Light Industrial Park

Mrs. White noted that Mr. Masone had called and asked if he needed to come before the Board as he had moved his own business into the new building he had constructed. As no one could remember what the discussion had been concerning this issue at the time the new Building was approved, it was the Board consensus that Mrs. White will research the discussion. If it had been discussed at that time Mr. Masone's business would be moving into the newly constructed building, there would be no need for him to take any further action and he and the Board will be notified.

Mrs. White will remind him that any new tenant/business that moves into his vacated space would need to come before the Board for a change of use public hearing.

She will also be sending him a blank plan for him to identify his tenants, and ask for contact information much as Mr. Jamieson has provided to the Board.

Brandywine Building Question

Mr. Doug Sanville, President of the Brandywine Homeowners Association had contacted Mrs. White and asked if they could build two more houses in their complex. She is in the process of researching this information to see if the cap on the number of houses allowed has been reached. It is listed as a cluster development.

Ms. LaBranche suggested asking Mr. Sanville what the two lot numbers were that they wanted to build on to see if they were buildable lots.

Moto Sports Question

Mr. Morales asked a question regarding the parking of vehicles outside of the Moto Sports business. He seemed to recollect that there were to be no vehicles parked outside at any time other than for short times starting up and moving vehicle in and out of the building. He had seen many vehicles parked there during the day and even overnight. The Board came to a consensus that this was a code enforcement action and not a Planning Board responsibility.

Mrs. White will provide Mr. Moreau as Code Enforcement Officer with a copy of the minutes and the Board's decision.

ADJOURNMENT

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

The meeting was closed at 8:00 pm. The next Planning Board meeting will be August 21st.

Respectfully submitted,

Barbara White

Barbara A. White
Planning Board Secretary

Minutes approved August 21, 2014

Mr. Cacciatore
Chairman