



PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire

2011-2012
Peter Gilligan, *Chairman*
Ed Warren, *Vice Chairman*

MINUTES
Regular Meeting 21 July 2011
7:00 pm

AGENDA:

- ◆ **Call to Order**
- ◆ **Approval** of Minutes
- ◆ **Discuss** Lot Line Adjustment - Clinton Furnald, Stagecoach Road/South Road (MBLs 12-02-05 and 12-02-01)
- ◆ **Discuss** signage with Mario Herrera for new restaurant at site of former Carmen's restaurant
- ◆ **Discuss** revisions to Site Plan Review regulations due to law changes.
- ◆ **Discuss** revisions to Telecommunications chapter due to law changes.

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

ROLL CALL: Mrs. White called the roll.

Members: Mr. P. Gilligan, Dr. R. Marston, Mr. J. Cacciatore. Vice Chairman Mr. E. Warren and ex-officio Mr. M. Cook were not in attendance.

Advisors: Rockingham Planning Commission Planner Ms. Julie LaBranche and East Kingston Building Inspector Ray Donald were not in attendance as they had conflicting meetings.

Also Present: Mr. Mario Herrera and Mr. Clint Furnald

Board Business

Mr. Gilligan thanked Mr. Cacciatore for agreeing to change from an alternate member to a regular member.

Minutes - Approval of the June 30 minutes. Mr. Gilligan noted one small correction to the June 30th minutes. Mr. Gilligan asked for a motion on the minutes.

MOTION: Mr. Cacciatore **MOVED** to approve the June 30 minutes with the noted correction. Dr. Marston seconded; the motion passed unanimously.

Discussion regarding signage for new restaurant at site of former Carmen's restaurant with Mario Herrera

Mr. Gilligan opened the discussion and invited Mr. Herrera up to the front to explain what he wanted to do with the signage.

Mr. Herrera apologized to the Board that the person designing the sign for him had not completed the work yet so he did not have a finished example to show the Board. He did show the Board the logo for his restaurant and explained the logo would be in red with the name of the restaurant "*The Red Iguana*" around the logo and the words Mexican Restaurant below. The background of the sign would be the same yellow as the banner presently in front of the restaurant. He would make the sign the dimension of the previous sign, which is the approved 3' x 8' size.

The Board reviewed the sign regulations which stated for following:

- No sign shall be lit.
- No sign shall be placed in such a position as to endanger traffic on the street or highway by obstructing clear view or by confusion by official street signs.
- For single use locations, the maximum free-standing sign height shall not exceed 20'; the maximum sign size shall not exceed 32 sq. ft.

Mr. Herrera asked about the two sign posts to the side of the parking lot that does not presently have a sign attached and asked if he could also place a sign there. According to the regulations, a 3' x 8' sign or smaller on the post would fit the regulation.

He was informed the Board would ask the Building Inspector to investigate and ascertain if the size of the sign that would fit on those sign posts would conform to the approved 3' x 8' sign size, or if it would need to be a smaller size. The Building Inspector would also let Mr. Herrera know how high up on the pillars the sign would need to be placed so as not be an obstacle for site distance at the intersection.

Mr. Gilligan asked for a motion on the signage.

MOTION: Mr. Cacciatore **MOVED** to approve the submitted signage for the Red Iguana at the previously-permitted size of 3' X 8'. Dr. Marston seconded; the motion passed unanimously.

Mr. Herrera thanked the Board for their time. Mr. Gilligan closed this discussion.

The Board wished Mr. Herrera success with his restaurant.

Discussion regarding Lot Line Adjustment with Clint Furnald

Mr. Gilligan opened the discussion and invited Mr. Furnald up to the front to explain what he wanted know in regards to a possible lot line adjustment.

Mr. Furnald had a preliminary plan showing what he wanted to do as far as the lot line change. He also stated that the existing house at the corner of the lot had been built in 1987, and he had a copy of the septic design for that property as well. He wanted to have a separate lot consisting of the required 2 acres on the portion of the lot where the existing house was located in case at some future time he might want to sell that part of the property. His plan was to put the remaining portion of the lot into a conservation easement.

Mr. Gilligan noted that before the Board could act on his lot line adjustment, they would need to have copies of the plans, a completed application, and the fees would need to be paid for the newspaper notice and abutter notices.

Mr. Furnald expressed an interest in completing the lot line adjustment in conjunction with the conservation easement he was applying for. The Board informed him they were two separate actions. The Planning Board would hear the lot line adjustment, and the conservation easement would be between Mr. Furnald and the Conservation Commission.

Mr. Furnald noted he had checked off the items on the checklist, but was unsure if any of the items on page two of the checklist would be required - namely topography. Mrs. White informed him if he could deliver an 8 ½ x 14 copy of the plan to the Selectmen's Office on Friday, she would bring it to the RPC Planner to review. The Planner would let him know if he needed topography included on the plan and if there were any other items from page 2 that needed to be included.

Mr. Furnald thanked the Board. Mr. Gilligan closed this discussion.

Discussion to approve the RPC Planner Contract.

Mrs. White noted it was time for the Board to approve renewal the RPC Planner contract for the year. She reported that the number of hours the planner would provide the Board would stay the same as last year and the charge would also stay the same. It was necessary for the Board to send a letter to the Selectmen stating that the Planning Board wanted to renew the contract as presented, and ask the Selectmen to sign the contract.

Mr. Gilligan noted the Planning Board greatly appreciated Ms. LaBranche's expertise and dedication to assisting the Board in their duties throughout the year and that they could not have done the work without her .

MOTION: Mr. Cacciatore **MOVED** to send a letter to the Selectmen stating that the Planning Board wished to renew the contract as presented, and request the Selectmen to sign the contract. Dr. Marston seconded; the motion passed unanimously.

Mrs. White will send the letter to the Selectmen for their next meeting asking them to sign the RPC contract.

Ford letter

As the time was drawing near for the Board to send a letter regarding the fence around the Ford storage units, Mrs. White had drafted a letter for the Board's approval. The Board reviewed the letter, and Mrs. White noted she had a small change to make.

Mr. Gilligan asked for a motion on the letter.

MOTION: Mr. Cacciatore **MOVED** to approve the letter, with the correction as noted, to the Ford family in regard to the fencing around the storage units. Dr. Marston seconded; the motion passed unanimously.

Mrs. White will send the letter at the required time.

Site Plan Review regulations - The Board reviewed the copy of this information Mrs. White provided to them and noted that on page 10, under post-construction stormwater management controls, number 2b and 2d appeared need some formula information inserted which Ms. LaBranche would need to supply. They opted to hold off on any further discussion until there was a full Board in attendance.

At the June 16 meeting, Conservation Commission Chairman Dennis Quintal had suggested making *Erosion and Sedimentation Control* part of the *Post-Construction Stormwater Management Controls* instead of a separate section, as there could also be both temporary and long-term standards to take into consideration. The Board was not sure if that change was going to be made, and will check with Ms. LaBranche.

Telecommunications Ordinance

The Board skimmed over the revisions made by Mr. Morales and Ms. LaBranche to this ordinance, and decided they would like to wait to review this ordinance with Ms. LaBranche in attendance so she could answer any questions they might have. As with the Site Plan review regulations, the Board opted to also hold off on any further discussion until there was a full Board in attendance.

It was noted that in addition to all the law changes that were made, Ms. LaBranche had compiled a Processing Record to help the Board keep to the required timetables for the application and an Application Checklist, which will be very helpful both for the applicant to have all the required information incorporated on the plans, and for the Board to be able to check that these items are included.

There were a few questions regarding consulting services. Mrs. White will get information from both the RPC and the Town on how that process would need to work.

ADJOURNMENT

MOTION: Dr. Marston **MOVED** the Planning Board adjourn; Mr. Cacciatore seconded; the motion passed unanimously.

Mr. Gilligan closed the meeting at 7:55 pm.

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

Respectfully submitted,

Barbara White

Barbara A. White
Recording Secretary

Peter Gilligan
Chairman