

TOWN OF EAST KINGSTON PLANNING BOARD

MINUTES OF AUGUST 19, 2021

Approved on October 21, 2021

Chairman Caswell convened the East Kingston Planning Board meeting at 7:00pm and requested a roll call of attendees.

ATTENDEES: Chairman Bill Caswell, Vice Chairman Tim Allen, Doc Marston, Josh Bath, Selectmen Joe Cacciatore.

OTHER ATTENDEES: Julie LaBranche, Planning Consultant; Dennis Quintal, Town Engineer; Tim Bodwell, Resident/Applicant

AGENDA ITEMS:

Tim Bodwell discussion of a preliminary Site Plan Review Application to establish a commercial business at a property located in the Commercial District on Route 108.

Tim Bodwell described establishment of a commercial business of a septage removal business with construction of a 2,400 square foot building, storage of septic tank trucks, service vehicles and an excavator and trailer on the site. Bodwell has secured a permit from the NH DOT for a second driveway on the property to service the commercial business for access to the new building on the site.

The Planning Board discussed requirements for submitting a formal application under the Site Plan Review Regulations for this application including stormwater management, erosion and sediment control and items such as site grading, lighting and signage.

Vice Chairman Allen offered apology for the town not noticing the application properly and fully with a public notice and abutter notifications.

Discussion followed among Planning Board member and attendees focused on providing the required details under the Site Plan Review Application Regulations to secure a complete application, requested waivers, and noticing requirements to be posted for the September Planning Board meeting.

Planning Board members, attendees and Tim Bodwell discussed whether the proposed use conformed to the permitted uses described in Zoning Ordinance Article IV Commercial District. Specific discussion focused on Section B definition of a "Consumer Service" and Section C. the definition of a "Trucking Company" and whether the waste material stored in the septic hauling trucks was considered a hazardous material. Dennis Quintal offered definitions from online sources for trucking. The Planning Board discussed further definitions of these terms and the proposed use and concluded that the proposed use adhered to the definitions of Zoning Ordinance Article IV Commercial District, Section B. Uses Allowed.

Discussion by the Planning Board concluded that the proposed use met the definition of a Consumer Service, which is a permitted use, and not a Trucking Company, which is a prohibited use. There was discussion about the detailed sit plan to be provided with the application and whether it would be in a

format to record at the Registry of Deeds. Also discussed was whether an escrow account for technical site plan reviews would be required. The escrow amount will be determined at the time of application.

The Planning Board requested that a full Site Plan Review Application with all required fees be submitted by Tim Bodwell. Dennis Quintal offered to provide site plans and an abutters list for this application. Constultant LaBranche exchanged contact information with Mr. Bodwell to coordinate this application and process.

OTHER BUSINESS

- Chairman Caswell reported that Town Council provided an overview of court proceedings for the case. A formal decision by the court is pending.
- Vice Chairman Allen reported that an update of the home based business list will be provided.
- Chairman Caswell reported an update on the continuing Masone/Light Industrial Park inquiry. A Site walk was completed, notes reported and photographs recorded on the site. Outstanding issues are storage of refuse on the site and follow through with the NHDES on wetlands remediation for impact violations documented several years ago. Chairman Caswell distributed notes from the last site walk and a draft letter to Mr. Masone outlining the expected refuse removal and remediation and wetlands mitigation efforts for the site.
- Zoning Growth Management Ordinance – no update provided
- Chairman Caswell offered to engage in future discussions about Affordable and Workforce Housing
- Discussion about formalizing and IT protocol for the town server and storing PB files on the server
- Member Josh Bath offered a suggestion to plant a tree on the Library property to memorialize Dick Pohleart’s service to the town and as a long standing member of the Planning Board
- Dennis Quintal summarized efforts by the Conservation Commission to inventory remaining parcels of >10 acres in town. Preliminary results reveal approximately 1,100 acres remaining (though not all lands unsuitable for development have been accounted for such as all wetlands, steep slopes, and other undevelopable lands etc.) and with an estimated future building lots from large parcels at about 220. The Conservation Commission is holding a Bio-Blitz event on Wed. Sept. 8 at 5pm and Sat. Sept. 18 at 9am. Dennis provided flyers to distribute.
- Follow up at the September meeting with Vice Chairman Allen on suggested Zoning Ordinance amendments outlined at the July meeting.

Planning Board meeting adjourned at 9:38pm. Motion by Doc Marston; second by Tim Allen

Respectfully Submitted by
Julie LaBranche
East Kingston Planning Board Consultant