



PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire

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

**MINUTES**  
Regular Meeting 21 August 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.
- ◆ **Discussion** with Charlie DeFelice regarding change of ownership for the Red Iguana.

**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, Mr. J. Bath, and Ex-Officio Mr. R. Morales. Mr. Chris Delling and Vice Chairman Dr. R. Marston were excused. The Board extended well wishes to Dr. Marston.  
**Advisors present:** Rockingham Planning Commission (RPC) Senior Planner Ms. J. LaBranche.  
**Also Present:** Charlie DeFelice.

**Board Business**

**Minutes**

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

**MOTION:** Mr. Bath **MOVED** to approve the July minutes as presented; Mr. Morales 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. Morales seconded; the motion was unanimous.

### Voluntary Lot Line Merger

The Board had received a Voluntary Lot Line Merger request from Mr. Vito Kasinskas. Mrs. White explained that Mr. Kasinskas had received a lot line adjustment and a subdivision in February of this year. Mr. Kasinskas had expectations that his daughter would build a house on the other lot he had created. That was not going to take place and he would like to nullify the subdivision and bring the 2 lots back into the one lot there was previously.

He had filled out the paperwork and all it needed was Board approval and the Chairman to sign the form.

Mr. Cacciatore asked for a motion.

**MOTION:** Mr. Bath **MOVED** to accept the Voluntary Lot Merger and have the Chairman sign the form; Mr. Morales seconded; the motion was unanimous.

Mr. Cacciatore signed the form; Mrs. White will bring to the registry for recording.

### Discussion with Charlie DeFelice regarding change of ownership of the Red Iguana restaurant.

Mr. DeFelice will be taking over the Red Iguana Restaurant and it will now be called "The Grill on Route 107" and serve comfort food. He would like to be open 7 days a week and is planning on serving breakfast on the weekends, and lunch and dinner during the week. The Board suggested he ask for the most hours and may be open anytime in between; Mr. DeFelice asked for 6:00 am to 9:30 pm. The Board agreed with those hours.

He will serve comfort food - pork chops, steaks, steak tips, etc. He will have reasonable prices with the most expensive being around \$14.95. He already has his Tax ID # and was supposed to meet with Mr. Dunlop to sign the papers tonight for a 5-year lease. Ms. LaBranche asked where he was going to purchase his food; Mr. DeFelice noted he is looking into buying from local sources.

Mr. DeFelice is planning on painting the building at some point; the board had no problem with changing the color to a reasonable color. He also asked about signage and would like to have his sign be red, white and blue. The board noted that would be more in keeping with the planned style restaurant.

Mrs. White noted the sign size approved was the same as on the building at the present time, and the sign on the side of the building would need to stay the same size as the present one and could not be attached any lower for sight distance coming out of the parking area. Lights on the signs were allowed, but no lighted signs. The Board also informed Mr. DeFelice that the 2nd floor was not approved for any use but storage. Mr. DeFelice will be cleaning up the landscaping around the building.

Mrs. White reminded the Board they would be receiving a letter from the State regarding the outside service of liquor in this new restaurant name. she asked the Board if they wanted to give permission to write the letter of recommendation from the Planning Board to the Selectmen to sign the form so Mr. DeFelice would not need to wait 1-2 meeting cycles for this to be done. They agreed for the letter to be generated when the request came in.

Mrs. White will provide Mr. DeFelice with the contact numbers for both the Fire Chief and the Building Inspector and will let them know Mr. DeFelice will be contacting them.

**Master Plan**

Ms. LaBranche distributed copies of the Community Profile, Existing Land Use and Future Land Use portions of the Master Plan. She asked members to review these sections and provide suggestions to bring the information up-to-date.

The Board discussed the visioning session the Town has conducted several year ago and asked where the report was so they could include any pertinent information from it in the Master Plan. Mrs. White stated it was before she had started working for the Town but she would see if she could locate it.

Ms. LaBranche asked the Board to review the Subdivision Regulation and note if they had any suggested changes. She will have Fire Chief Warren look at the fire regulation portion and Conservation Commission Chairman Mr. Quintal review the soils and wetlands portion to update any references add any new pertinent information. They would also review town road specifications and the 1,000 foot dead end road ordinance.

**14 Powwow River Road**

Mrs. White noted at the last meeting the Board has required Mr. Jamieson to provide an updated plan for recording as a condition of the approvals he received at that meeting. The plan had not yet come in to the Office and she was looking at direction for how to proceed. The Board came to a consensus to not approve any more building or occupancy permits until this plan was received and approved. Mrs. White will contact the Building Inspector and the owner.

**ADJOURNMENT**

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

The meeting was closed at 8:25 pm. The next Planning Board meeting will be September 18.

Respectfully submitted,

*Barbara White*

Barbara A. White  
Planning Board Secretary

Minutes approved September 18, 2014

Mr. Cacciatore  
Chairman