



PLANNING BOARD  
TOWN OF EAST KINGSTON  
New Hampshire

2018-2019  
Joe Cacciatore, *Chairman*  
Dr. Robert Marston, *Vice Chairman*

**MINUTES**  
Regular Meeting 30 August 2018  
7:00 pm

**AGENDA:**

- ◆ Call to Order
- ◆ **Continued Public Hearing** - Home Occupation at 96 North Road (MBL 15-03-17) – Keith Hart for a home office and storage of trucks and equipment. PB HO18-01

**Board Business.**

- Discussion with new tenant for 14 Main Street
- Review of Paved Pad/Berm plan for Light Industrial Park

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

**Members Present:** Chairman Joe Cacciatore, Vice Chairman Dr. Robert Marston, Josh Bath, Bill Caswell, Tim Allen, Ron Morales and Emily Andersen.

**Advisors Present:** RPC Senior Planner Julie LaBranche, East Kingston Building Inspector John Moreau, and East Kingston Assistant Building Inspector Tom Welch.

**Also present:** Mrs. Rosemary Loranger, Ms. Erin Pinkham and Mr. Dennis Quintal PE.

Mr. Cacciatore introduced Emily Andersen as the Board's new Alternate member.

**Continued Public Hearing - Home Occupation at 96 North Road (MBL 15-03-17) - Keith Hart for a home office and storage of trucks and equipment. PB HO18-01**

Mr. Cacciatore opened the Public Hearing. He informed the Board and the members of the public that Mr. Bodwell has sent a letter asking for the Public Hearing to be continued as business was busy and had not had time to gather the information requested by the Board. He followed up with a phone call to Mrs. White explaining that he would like to request the hearing to be continued until November.

There was much discussion on how to proceed with this matter. This was the 4<sup>th</sup> time this hearing would have been before the board, and the board still did not have the additional information they asked for from either of the applicants. It was unfair for both the board, who is reviewing the information so they can be prepared for discussion, and the abutters to keep coming back without all the required information.

The board discussed having a neutral decision and closing the public hearing. The applicant would then need to submit a new application with all the required fees, and submit the additional information which was requested for the August Public Hearing. The board would retain all the information they have do far for this hearing.

Mr. Cacciatore asked for a motion.

Mr. Bath **MOVED** the Planning Board make a Neutral Recommendation for the Continued Home Occupation public hearing for Keith Hart for a home office and storage of trucks and equipment at 96 North Road (MBL 15-03-17) PB HO18-01 and close the Public Hearing; second by Mr. Allen with a unanimous vote.

Mr. Cacciatore closed the Public Hearing.

The applicant will need to reapply and submit a new application with the requested additional information. The Public Hearing would then be re-noticed in the newspaper with abutter notifications and a new application fee of \$200. The Board would retain all the information they currently have so that information would not need to be resubmitted. The additional information would need to be received by the Planning Board office by the required deadline for the Public Hearing to be scheduled, and that information would need to be verified as being complete before the public hearing can be scheduled.

A letter would be sent to Mr. Hart, and a copy to Mr. Bodwell.

**Keith Tote, 10 Sanborn Road** – Asked for verification that the 3 letters he had written to the Board had been received; it was verified they were received and the members had received copies.

### **Board Business**

**Discussion with new tenant for 14 Main Street.** Mrs. Loranger, property owner of 14 Main Street and Ms. Erin Pinkham were present to speak to the board. Mr. Cacciatore asked if the board felt he needed to step down from the discussion as he had sold the building to Mrs. Loranger. The Board felt there was no reason for him to do so and it was not a conflict of interest.

Ms. Pinkham stated she wanted to rent the building from Mrs. Loranger and open a gift shop for locally made items such as soaps, candles, wood crafts, home décor, wearables, and art objects. She would make some of the items herself, and seek out local people for other items on a consignment basis. Mrs. Loranger would also have some antique items in the shop for sale.

The name of the shop would be “The Makers’ Post” and “Vintage Rose”. Ms. Pinkham asked for hours of operation of 8:00 am to 8:00 pm Monday through Sunday, and may utilize any of the hours approved for her working hours.

Conditions discussed are: hours from 8:00 am to 8:00 pm, Sunday through Saturday; an annual inspection from the Fire Department; Planning Board shall approve any signage / sign ordinance attached; no additional outside lighting is allowed; and the owner/tenant is responsible for any trash / rubbish removal as town Waste Management services for trash pickup cannot be utilized as it is a commercial zone.

The owner and tenant agreed to these conditions. The board approved by consensus this change in tenant for 14 Main Street. Mrs. White will contact the Fire Chief in regard to the Fire Inspection.

**Review of Paved Pad/Berm plan for Light Industrial Park.** Mr. Dennis Quintal PE presented the revised pad/berm plan for the parking area for ACV Enviro the light industrial park.

The board asked several questions and discussed the need for an annual report from a professional on the maintenance and inspection of the catch basin.

Mr. Cacciatore asked for a **MOTION**.

Mr. Bath **MOVED** the Planning Board approve the presented plan for the paved pad/berm for the light industrial park with a required annual report from a professional on the maintenance and inspection of the catch basin due by September 1st of each year; second by Mr. Allen with a unanimous vote.

The board discussed a date for the Site Walk for the Light Industrial Park. Saturday, September 8 at 9:00 am was decided upon. Mrs. White will notify Mr. Masone and let the Fire Chief and Ex-Officio know what date was decided upon.

*Discussion* regarding home occupation application process for grandfathered, non-conforming uses – tabled until a future meeting.

**Adjournment**

Mr. Cacciatore asked for a **MOTION** to adjourn.

Dr. Marston **MOVED** the Planning Board adjourn, Mr. Cacciatore seconded, with a unanimous vote.

Mr. Cacciatore closed the meeting at 8:25 pm.

The next Planning Board meeting will be on September 20th.

Respectfully submitted,

*Barbara White*

Planning Board Secretary

Joseph Cacciatore

Chairman

Minutes approved September 20, 2018