



PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire

2016-2017
Joe Cacciatore, *Chairman*
Dr. Robert Marston, *Vice Chairman*

MINUTES
Regular Meeting 15 September 2016
7:00 pm

AGENDA:

- ◆ **Call to Order**
- ◆ **Public Hearing** for Christopher and Kelly Leighton, 29 Stagecoach Rd., (MBL 12-03-07) for a home occupation for office functions for construction business.
- ◆ **Public Hearing** for Blake Langone of Redemption Rod & Custom Auto Restoration, 4 Powwow River Road at the property of Larry Bean (MBL 10-03-10), East Kingston NH, for expansion of an existing use.
- ◆ **Review** of proposed changes/updates to the Accessory Dwelling Ordinance.
- ◆ Other Board Business

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

Members Present: Chairman Joe Cacciatore, Vice Chairman Dr. Robert Marston, Joshua Bath, Bill Caswell and Ex-Officio Ms. E. Pettinato. Mr. C. Delling was excused.

Advisors present: East Kingston Building Inspector Mr. John Moreau and Rockingham Planning Commission (RPC) Senior Planner Ms. J. LaBranche;

Also present: Applicants Christopher and Kelly Leighton, abutter Bob Nigrello, applicant Blake Langone and property owner Larry Bean, and resident and local realtor Donna Carter.

Board Business

Mr. Cacciatore opened the meeting at 7:00.

Public Hearing for Christopher and Kelly Leighton, 29 Stagecoach Road (MBL 12-03-07) to allow a home occupation for office functions supporting a construction business.

Chairman Cacciatore opened the public hearing at 7:05pm which was continued from the August 18, 2016 meeting.

Mr. and Mrs. Leighton explained that their business is installing metal roofing. They keep one pick-up truck and two enclosed trailers at their property that are used for the business. All roofing materials are sourced from vendors and delivered directly to the installation site, and all metal fabrication is done on the installation site.

The home office is located in a portion of the finished attic of their home. The home occupation will be invisible with no sign. All business correspondence is delivered to a P.O. box.

Abutter Bob Nigrello, 2 Pine Woods Road, asked about whether equipment is or would be stored on the site and if they would have employees coming to their home. Mr. Leighton replied that it would not be at any time, except for small tools stored in the trailers and all employees report directly to the installation site. Mr. Nigrello also had a concern about large vehicles and the 25 mph speed limit on Stagecoach Road given that children live and play in the neighborhood. Mr. and Mrs. Leighton replied that they are always conscious of the speed limit while driving and no larger vehicles than their pick-up truck would be at their home.

Chairman Cacciatore asked whether the Leighton's wanted to designate hours of operation. The Leightons replied that designated hours were not necessary as they are an invisible business without office hours. The Chairman asked the Board and Circuit Rider if they had any questions. No questions were offered.

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

MOTION: Mr. Bath **MOVED** to approve the invisible home occupation for Christopher and Kelly Leighton, 29 Stagecoach road (MBL 12-03-07); Dr. Marston seconded. The motion passed unanimously.

The Chairman closed the public hearing at 7:20pm.

Public Hearing for Blake Langone of Redemption Rod & Custom Auto Restoration, 4 Powwow River Road at the property of Larry Bean (MBL 10-03-10), East Kingston NH, for expansion of an existing use.

Chairman Cacciatore opened the public hearing.

Blake Langone and Larry Bean were present. Mr. Langone explained he proposes to expand his existing auto restoration business by creating a new separate business, NH Off Road Inc., to sell and install customized off-road parts and accessories for Jeeps. No additional chemicals or substances would be used and there would be no storage or display of materials outside for the new business.

Mr. Langone stated his hours of operation would not change from the previous approval. He proposes to add a sign for the new business to the business sign outside the property. The Chairman asked if the Board or others had any questions about the proposed expansion of use. No questions were offered.

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

MOTION: Mr. Bath **MOVED** to approve the expansion of the existing use for Blake Langone to create NH Off Road Inc., 4 Powwow River Road at the property of Larry Bean (MBL 10-03-10), with the previous conditions of approval for Redemption Rod & Custom Auto Restoration fully in force for the new business; Dr. Marston seconded. The motion passed unanimously.

The Chairman closed the public hearing at 7:35pm.

Discussion about proposed draft amendments to the Accessory Dwelling Unit ordinance.

Circuit Rider Planner Julie LaBranche provided the Board with a revised version of the draft Accessory Dwelling Unit ordinance. She reviewed the last round of changes discussed at the August meeting which included: removing the term "in-law" apartment, removing the restriction for 1 bedroom and the familial relationship, and deleting the occupancy paragraph #5.

Ms. LaBranche made the following additional revisions to the draft ordinance based on her research: a purpose and authority section; a definition of accessory dwelling unit; restriction of 2 bedrooms; attachment of the accessory dwelling unit to the primary dwelling unit; parking spaces for two automobiles; clarification of the requirement for an approved septic plan designed by a licensed designer to demonstrate adequate septic system to serve both the primary and accessory dwelling units; and removal of the prohibition to add a second curb cut for the accessory dwelling unit.

Ms. LaBranche and the Board discussed the following additional revisions to the draft ordinance: require proper drainage, site distance and 10-foot setback if a second driveway is proposed; define what “attached” means (e.g. a shared wall or a covered structure); and the existing part 9 Pre-Existing Conditions was deleted.

The Board also discussed at length whether to allow detached accessory dwelling units either within an accessory building such as a garage or barn or as single use structures. Resident and local realtor Donna Carter participated in the discussion about detached accessory dwelling units noting that many already exist in town.

The Board did not reach consensus on whether to permit detached accessory dwelling units. The Board and Donna Carter also questioned what would become of the status of existing approved accessory dwelling units and accessory apartment added illegally. Ms. LaBranche stated she would research these questions for discussion at the October meeting. The Board agreed to continue discussion of the draft accessory dwelling ordinance at the October meeting.

Minutes

Chairman Cacciatore asked for a motion to approve the August minutes.

MOTION: Dr. Marston **MOVED** to approve the August 18, 2016 minutes; Mr. Caswell seconded. The motion passed unanimously.

Other Business

Circuit Rider Planner Julie LaBranche asked the Board if they would endorse a letter of support for a grant application by the Rockingham Planning Commission (RPC) to the NHDES 604(b) Water Quality Planning Project program to implement their proposed project “Collaborative Engagement and Capacity Building in the Powwow River Watershed”.

The project will request participation by the towns in the Powwow River watershed in a working group which would meet quarterly to discuss water quality issues and gain a better understanding of the sources of pollution in the watershed. RPC would also compete and inventory and analysis of pollution sources and conduct several outreach workshops in the watershed.

Chairman Cacciatore indicated interest in participating in the working group and recalled the impacts of a severe contamination site in the region several decades ago. He also stated how important protecting water quality is to the town and the region. The Chairman moved for approval to sign a letter of support for RPC’s grant application (Julie provided a sample letter). All Board members voted in approval.

Ms. LaBranche will email the letter to Barbara White to place on letterhead and Joe will sign the final copy. She thanked the Board for their generous support.

Adjournment

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

Mr. Cacciatore closed the meeting at 8:23 pm.

The next Planning Board meeting will be on October 20, 2016.

Respectfully submitted,

Julie LaBranche

Circuit Rider Planner

Joseph Cacciatore

Chairman

Minutes approved October 20, 2016