



PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire

2015-2016
Joe Cacciatore, *Chairman*
Dr. Robert Marston, *Vice Chairman*

MINUTES
Regular Meeting 17 September 2015
7:00 pm

AGENDA:

- ◆ **Call to Order**
- ◆ **Public Hearing** for a Lot Line Adjustment for Richard and Julie Urwick, 27 Powwow River Road, MBL 02-04-1, and Martha Cashins, 1 Hickory Lane, MBL 10-02-08.

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

ROLL CALL: Ms. LaBranche called the roll.

Members Present: Chairman Mr. J. Cacciatore, Mr. J. Bath, Mr. C. Delling.

Advisors present: Rockingham Planning Commission (RPC) Senior Planner Ms. J. LaBranche and East Kingston Fire Chief Mr. E. Warren.

Others Present: Applicants Richard and Julie Urwick and Marsha Cashins, and their representative Mr. Dennis Quintal, Licensed Professional Engineer.

Board Business

Minutes

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

MOTION: Mr. Bath **MOVED** to approve the August 20, 2015 minutes as presented; Mr. Delling seconded. The motion passed unanimously.

Public Hearing for a Lot Line Adjustment for Richard and Julie Urwick, 27 Powwow River Road, MBL 02-04-1, and Martha Cashins, 1 Hickory Lane, MBL 10-02-08.

Mr. Cacciatore opened this public hearing at 7:05pm and invited Richard and Julie Urwick, Marsha Cashins, and their representative Mr. Dennis Quintal to present their proposal to the Board.

Mr. Dennis Quintal presented the proposal to adjust the boundaries of Lot 2-4-1 and Lot 10-2-18 and transfer land from one lot to another. The proposed lot line adjustment would subtract 37,548 square feet from Lot 2-4-1 and add 37,548 square feet to Lot 10-2-18. Currently Lot 2-4-1 is 2.92 acres and Lot 10-2-18 is 1.51 acres, making Lot 10-2-18 nonconforming with respect to the current minimum area for a residential lot.

The reconfigured lots would meet the minimum 2.0 acres as well as upland area required for a residential lot. Mr. Quintal noted that the lot line adjustment would not change the existing frontage for either lot. Mr. Quintal noted the proposed locations for the new boundary markers at the terminus of the proposed adjusted lot line.

There being no further discussion, Mr. Cacciatore asked for a MOTION.

MOTION: Mr. Bath **MOVED** to approve the Lot Line Adjustment for Richard and Julie Urwick (MBL 02-04-1) and Martha Cashins (MBL 10-02-08) with the following conditions: the Building Inspector verifies installation of boundary markers at two corners of the adjusted lot boundaries; a mylar is prepared for signature by the Planning Board Chair; and the mylar is recorded at the Registry of Deeds. Mr. Delling seconded; the vote passed unanimously.

Mr. Cacciatore closed the public hearing. Richard and Julie Urwick, Marsha Cashins and their representative Mr. Dennis Quintal thanked the Board for their time.

Ms. LaBranche indicated that after the Building Inspector verified the boundary markers, Mr. Quintal would provide a mylar of the Lot Line Adjustment plan for signature by the Planning Board Chair, and the mylar would then be recorded at the Registry of Deeds. Ms. Labranche verified that the Urwicks had paid the recording fee.

Mr. Cacciatore asked if the Planning Board had any additional business to discuss. No other business was offered.

ADJOURNMENT

MOTION: Dr. Bath **MOVED** the Planning Board adjourn, Mr. Delling seconded.

Mr. Cacciatore closed the meeting at 7:35 pm. The next Planning Board meeting will be on October 15, 2015.

Respectfully submitted,

Julie LaBranche, Circuit Rider Planner

For Barbara A. White
Planning Board Secretary

Joseph Cacciatore
Chairman

Minutes approved November 19, 2015