



PLANNING BOARD
TOWN OF EAST KINGSTON
New Hampshire

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

MINUTES
Regular Meeting September 20, 2018
7:00 pm

AGENDA:

- ◆ Call to Order

Board Business.

- **Review** of Site Walk - Light Industrial Park
- **Review** of DES September 4, 2018 letter
- **Review** of Existing Conditions Plan for 213 Haverhill Road

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

Members Present: Vice Chairman Dr. Robert Marston, Josh Bath, Bill Caswell, Ron Morales and Ex-Officio Dick Poeleart.

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

Minutes: Dr. Marston asked for a **MOTION** to approve the July and August Minutes.

Mr. Bath **MOVED** to approve the July and August Minutes as presented; second by Mr. Morales with a unanimous vote.

Review of Site Walk - Light Industrial Park

Ms. LaBranche reviewed the Site Walk of the Light Industrial Park conducted by the Planning Board on Sept. 8 for the members who were not in attendance. Attending the site walk were Joe Cacciatore, Dr. Marston, Josh Bath, Bill Caswell, Tim Allen, John Moreau, Dennis Quintal and Julie LaBranche. Ms. LaBranche took the notes. The Planning Board members walked the site, comparing the existing conditions plan to what they observed and noted locations of non-compliance.

In the discussion of the site walk, Mr. Quintal explained some restoration methods. It was also discussed that septic trucks were found parked on the property; there is no record of the Board approving a septic service as a tenant on the premises. And there is also evidence of sandblasting on the property which requires special permission and requirements for safe operation and disposal of particles. These items will be included in the letter to Mr. Masone.

The property owner had not yet produced any town or state permits for the buried tanks on the property, which he states he is in possession of.

Ms. LaBranche had drafted a letter for the board to review this evening. Some additional items were added at the meeting and the letter will be finalized on Monday. The board discussed having specific deadlines for responding to the letter and for completing certain actions, which will be included.

Mrs. White will email the letter to Mr. Masone, and also send by regular and certified mail.

Review of the DES September 4, 2018 letter

Ms. LaBranche noted that this letter from the DES was in response to an anonymous complaint regarding 213 Haverhill Road and asphalt placed in wetlands. The DES did not find any evidence of asphalt in the wetlands that they could identify, and determined no further action was required at this time.

Review of the Existing Conditions Plan

Mr. Quintal discussed the excavated area which contained a material stockpile and demolition debris.

He explained how this area would need to be cleaned up and the need for someone to oversee the procedure to make sure it was compliant. Preliminary discussion by the Planning Board suggested Mr. Moreau as the overseer and noted that Mr. Masone would be the one to bear the cost of the procedure being observed.

Review of Sign Issue at Jalisco Restaurant

It was identified that there were many unapproved signs on the restaurant building which will need to be removed. The signs that stay will need to be compliant with the ordinances.

Also, the landscaping around the building has been removed, and upon research it was noted that the landscaping was a condition of the site plan approval and will need to be replaced by the owner.

Ms. LaBranche drafted a letter for the board to review this evening. Some additional items were added at the meeting and the letter will be finalized on Monday. A copy of the sign ordinance and the approved landscape plan will be included when the letter is sent to the building owner.

Mrs. White will email the letter to the property owner Mr. Dunlop, and also send by regular and certified mail, with a copy to Mr. Lopez, restaurant manager.

Handouts

- Supply Lines newsletter
- Powwow River Workgroup meeting schedule
- Copy of letter to Mr. Hart with attachment

Adjournment

Dr. Marston made a **MOTION** to adjourn. Mr. Caswell seconded, with a unanimous vote.

Dr. Marston closed the meeting at 8:05 pm.

The next Planning Board meeting will be on October 18th.

Respectfully submitted,

Barbara White

Planning Board Secretary

Joseph Cacciatore

Chairman

Minutes approved October 18, 2018